

# KEITH'S BOOK OF PLANS

VOL. NO. 1

215 DESIGNS

BUNGALOWS  
& COTTAGES

COSTING TO BUILD \$400. TO \$4000.



Price One Dollar

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## DESIGN K 1065

We have in this shingled design quite a large bungalow, the main feature of which is the magnificent living room, 27x22 feet in size. This room is very effectively embellished by the open fire and seat running round in the corner, which gives the bungalow a generous and luxurious appearance. Two chambers are arranged, each provided with large closets.

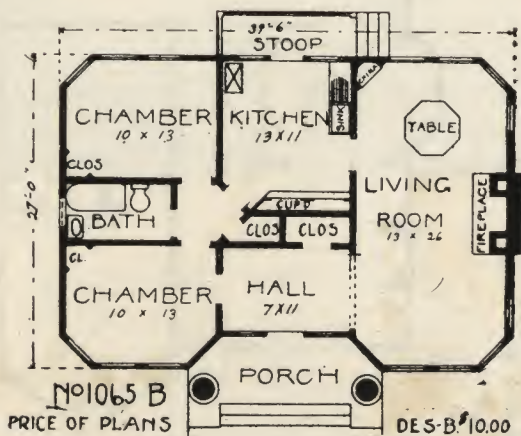
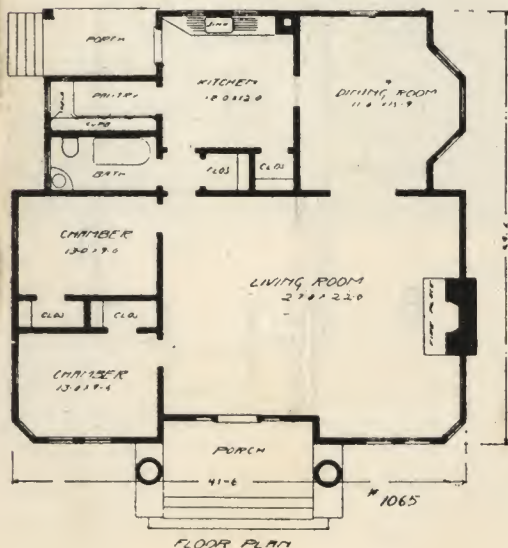
There is no basement under same, only a stone underpinning, and, consequently, no heating is included. This is a matter that might readily be arranged if a basement with heating plant were desired, and stairway to same arranged where the closets are now

shown between kitchen and living room.

The finish of the living room and dining room is of white oak; balance of rooms, soft wood, painted. Hardwood floors are included throughout.

Estimated cost, \$2,400. Width, 41 feet, 6 inches; Depth, 39 feet, 6 inches; height of first story, 9 feet, 5 inches.

An alternate arrangement of floor plan is shown which covers less ground and is more compact. This will appeal to many not only on account of the cost being less, but because of actual merit of the plan. Estimated cost, \$2,200.





DESIGN K 1350

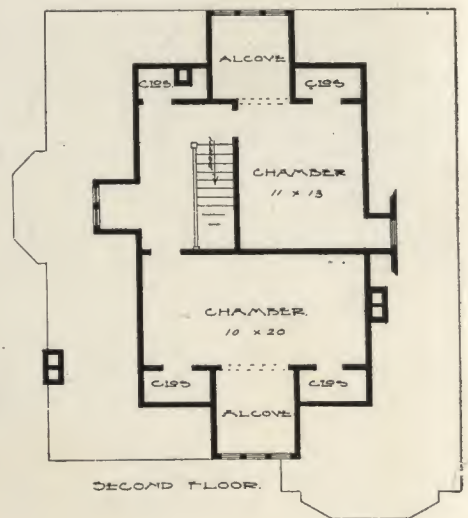
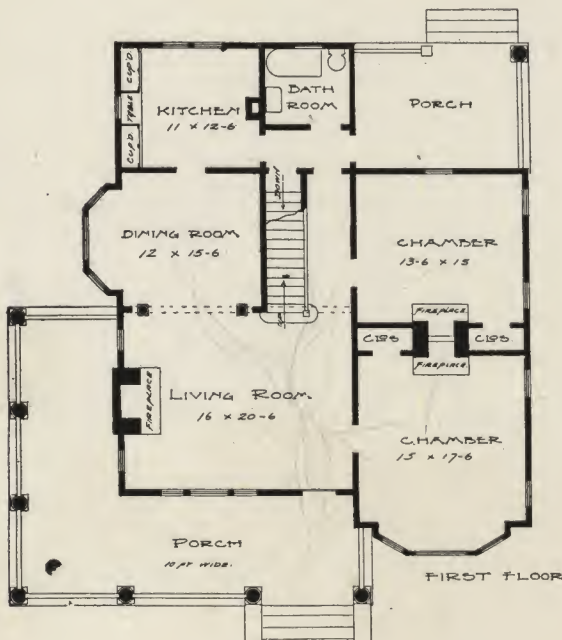
## Arrangement A.

This bungalow is one of the most popular designs in the collection. Its outlines are not only extremely picturesque and pleasing but the floor plans are well studied, making them very convenient and homelike.

The porch 10 feet wide upon two sides is an important feature, making the living room a cool, pleasant place during the hottest days in summer. There are five rooms not including the bathroom on the first floor, and two good chambers each with a large alcove and closets. The finish and floors are of yellow pine. There are three fireplaces and a separate flue for kitchen range. This latter could

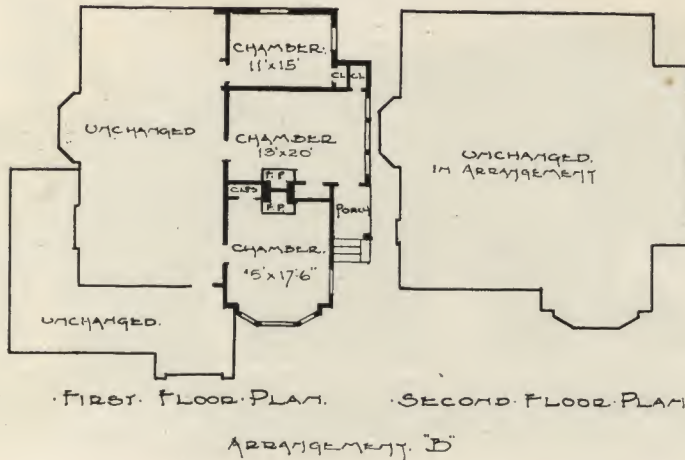
be eliminated where gas is available for fuel. The columned opening between living room and dining room with the adjacent open stair form a pleasing vista. There is a full basement with outside entrance, containing a laundry, drying room, cellar, heating room with furnace and a fuel room.

The basement is 7 feet 6 inches in height, the first story 9 feet 5 inches, and the second story 8 feet 3 inches to 6 feet 8 inches in the lowest point. The owner can vary this height as desired by placing the partition forward or back under the pitch of the roof. Size 37x41. Estimated cost, \$2,950.





K 1350.



## DESIGN K 1350

## Arrangement B.

It will be noted that this arrangement differs from arrangement A in having an extra chamber on the ground floor in place of the rear porch and a side entrance. This would make an admirable arrangement for a physician, the larger chamber becoming the waiting room and the smaller the private consultation room. Proximity to the bathroom is an advantage making it possible to provide addi-

tional plumbing fixtures at little expense. The exterior in each case is sided, but shingles would be very appropriate, stained in pleasing color. A pebble dash stucco exterior would not cost very much more and gives a sense of permanency to the structure which is lacking in the other wall coverings. The estimated cost under this arrangement is \$3,100.



## DESIGN K 2232

A model home all on the ground floor is the subject of this design. After examining it you will find it a most compact and practical design. While the rooms are not large, it would be easy to increase the size by enlarging the house, which would not injure the exterior, as the same lines could be retained.

By changing the roof a trifle, and the addition of a couple of dormers, two rooms might be obtained on the second floor, and as the stairway is already provided, the extra ex-

pense would not be large. A pass cupboard and china closet will be found a great convenience; the same is shown on the plans. A small cellar only. Plumbing and kitchen sink are included in the cost. Finish is of pine, cypress or poplar. Exterior siding and shingles.

Width, 24 feet, 6 inches; depth, 46 feet, 6 inches, height of first story, 9 feet 6 inches. Estimated cost, \$2,400.





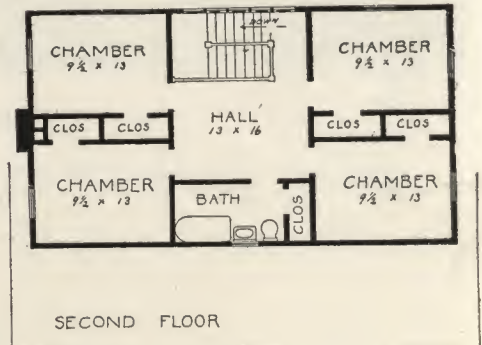
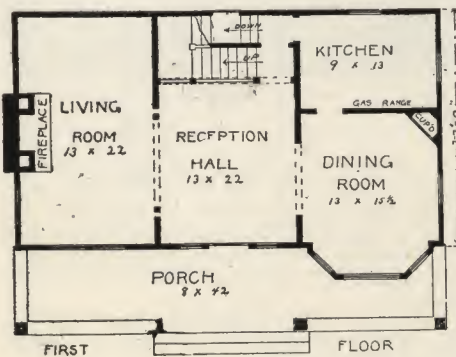
### DESIGN K 1070

This beautiful California bungalow of clapboards and shingles with long sweeping roof, expansive porch and large cobblestone chimney, is one of the most attractive bungalows ever built in that land of sun and flowers. Furthermore, it serves all the requirements of a good-sized family, having besides the large reception hall extending clear through the house, a large living room, dining room, kitchen and four bedchambers. While the style of this home does not necessarily confine is to the southern district, it needs must have a generous, attractive ground, beautifully planted for a setting to do it justice.

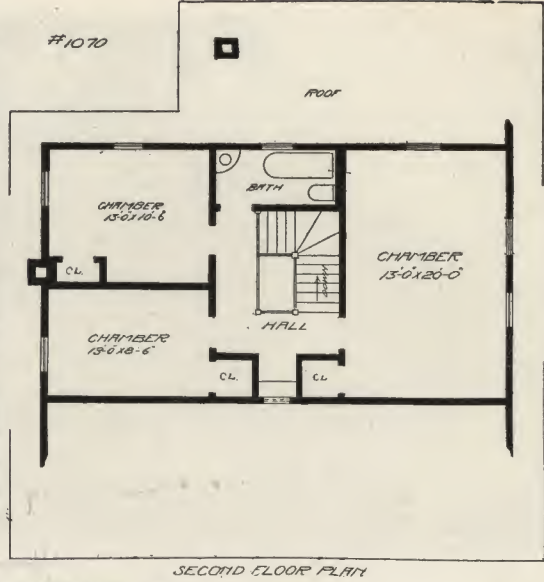
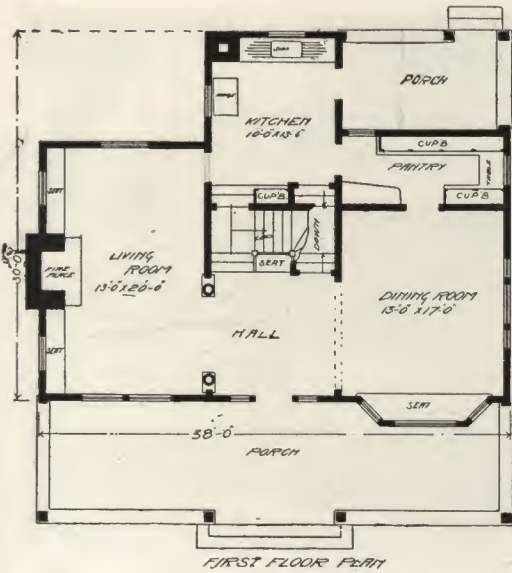
This house is a very roomy one indeed. Look at that large hall, practically a part of the living room, making to all intents and purposes one large room 22 feet by 26 feet, the two rooms being merely separated by a broad columned opening. The fireplace inside is of brick. The dining room is of very pleasing

proportions and large in size, being 13 feet by 15 feet, including the bay. The stairway is so designed and planned that it serves the purpose for both a front and back stair, it being easily accessible to the kitchen. The cellar stairs go down in under the main stairway, first three steps to a grade landing, on which is a door giving access to both cellar and kitchen. This is a convenient arrangement, making it unnecessary to build the usual outside bulkhead. Where can one elsewhere find as spacious a hall on the second floor as is shown in this design? This is well lighted by a beautiful group of five leaded glass windows on the stairway. Finish and floors of Georgia pine. Full basement with furnace heat.

Estimated cost, \$2,600, width 42 feet; depth 23, height of basement, 7 feet; first story 9 feet; second story, 8 feet; lowest height, 5 feet 6 inches.



FLOOR PLAN, ARRANGEMENT "A."



FLOOR PLAN, ARRANGEMENT "B."

## DESIGN K 1070

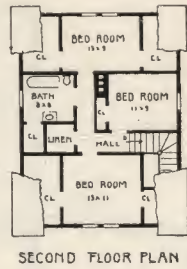
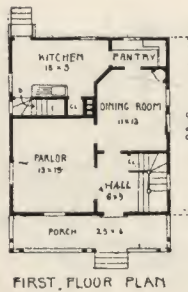
This cottage design of shingles and clapboards presents to us many attractive features. The wide porch extending across the entire front with main roof sweeping down over same, gives considerable character to the design. The center entrance hall with rooms opening on either side, gives the interior spaciousness not otherwise possible to obtain. The stairway serves both for the kitchen and the front hall as well.

The living room contains a handsome fireplace. The pantry accommodations are unusually complete. The basement extends under

the entire house and is provided with a cement floor and a hot air heating plant.

The finish of the first story main rooms would be of birch or white oak, balance of the house in pine. Hardwood floors are used throughout the first story; also the second story, hall and bath. The second story provides one extra large chamber for the owner's occupancy.

Estimated cost, \$2,650. Width, 38 feet; depth, 30 feet; height of basement, 7 feet; first story, 9 feet; second story, 8 feet; lowest height of second story, 5 feet.



## DESIGN K 2128

Of shingles and siding this little home has been a most popular design. Not only are the rooms well arranged and every inch of space utilized, but the effect on entering the pretty reception hall is that of quite a spacious house. This is by reason of the rooms opening into each other so nicely. Then, too, the luxury of a bathroom in a house of this size and cost is but seldom found, but is, nevertheless, a very desirable feature.

If, however, it was not required, the space it occupies, together with the two closets,

would make a very fair-sized bedchamber. Large closets are obtained under the eaves, and if the house were made full two stories in height it would be possible to obtain two bedrooms in front and two in rear instead of one, as at present. Finish, cypress or pine. Small cellar, no heating plant.

Estimated cost, \$1,950. Width, 25 feet 6 inches; depth, 28 feet 6 inches; height of first story, 9 feet; second story, 8 feet; lowest height of second story, 6 feet.

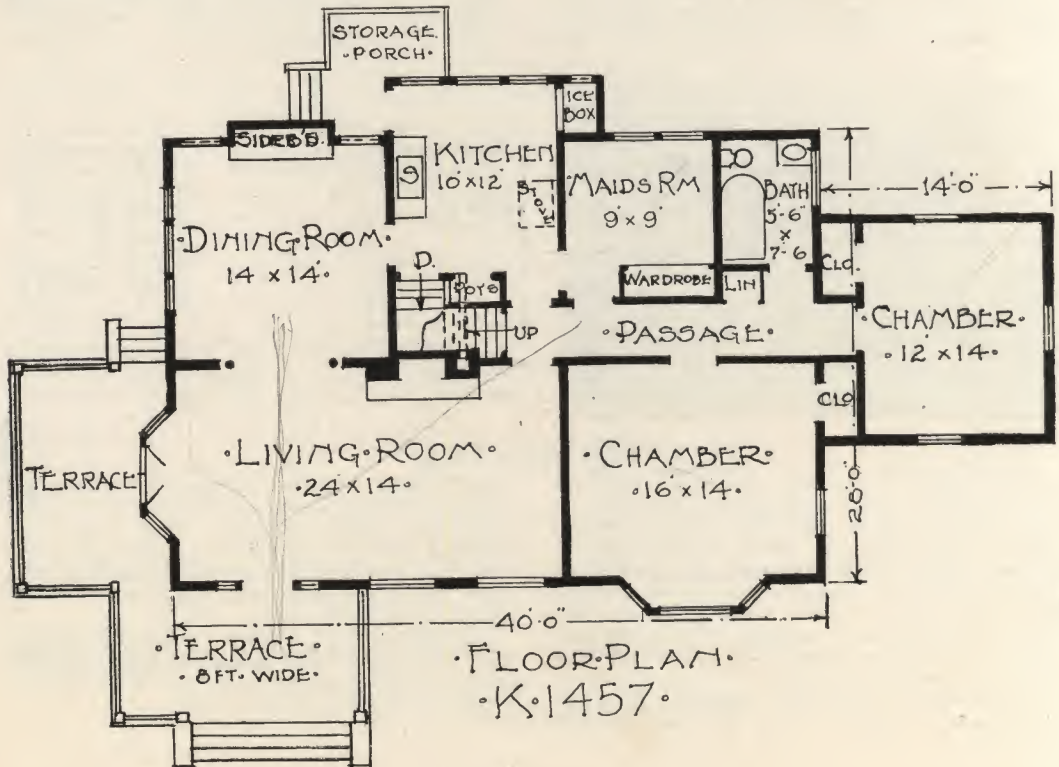




## DESIGN K 1457

This bungalow adapts itself readily to a broad or narrow lot because of the arrangement of floor plan and will make a good appearance on either. On a narrow lot it might be an advantage to place the entrance steps in the angle between the two terraces, facing toward the street. The living room is a magnificent room with its fireplace and bay with French windows opening to the terrace. A columned opening communicates with the dining room with sideboard opposite. The kitchen arrangement is very convenient in its appointments. Upon a private passage are lo-

cated two chambers, a bathroom and linen closet. The maid's room is so arranged that it may be used in connection with these rooms, in which case the stair leads up to a single room in the attic with a dormer window not visible in the illustration. Finish of oak with oak floors except kitchen, which is birch, and chamber portion of white enamel with birch floors. Size, without projections, 40 feet by 28 feet; first story, 9 feet 6 inches. Estimated cost with 7 foot 6 inch basement under rear portion only and furnace, \$2,375.





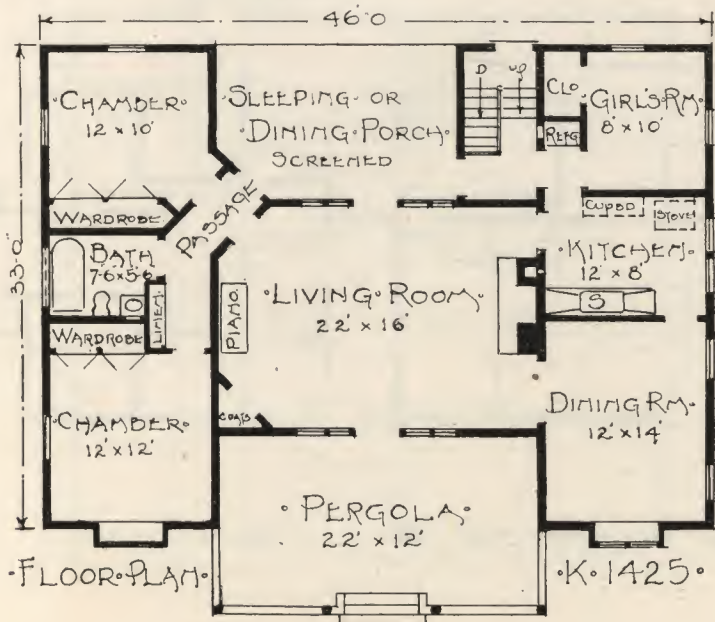


DESIGN K 1425

This is one of the most attractive bungalows in the collection. The pergola of the front being an especially pleasing feature. The living room is centrally located and contains a brick fireplace. At the right is the dining room and kitchen, carefully appointed. At the rear of the kitchen is a maid's room, the refrigerator and stair to basement. Two chambers and a bathroom with linen closet are located at the right upon a private passage, which also opens on a sleeping or dining porch which is screened in.

There is no attic except for ventilation. The finish is of Washington fir, stained, with the exception of the chamber portion, which is white enamel. Floors of Washington fir throughout. This arrangement is especially convenient and would prove a desirable plan for a small family where rooms of good size were required. Basement is located under a portion of the rear and contains a hot air furnace and fuel bins. Size upon the ground is 46 feet wide and 33 feet deep. Estimated cost, with heating and plumbing, \$3,100.

The height of the story is 9 feet 6 inches.





DESIGN K 1372

This charming bungalow design should be built on a wide lot, for it is planned 41 feet wide. What a generous—nay, luxurious porch, 10 feet wide this gives. Plenty of room to swing hammocks at both ends and be well clear of the entrance.

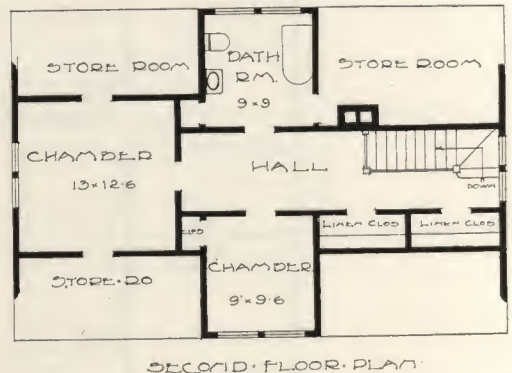
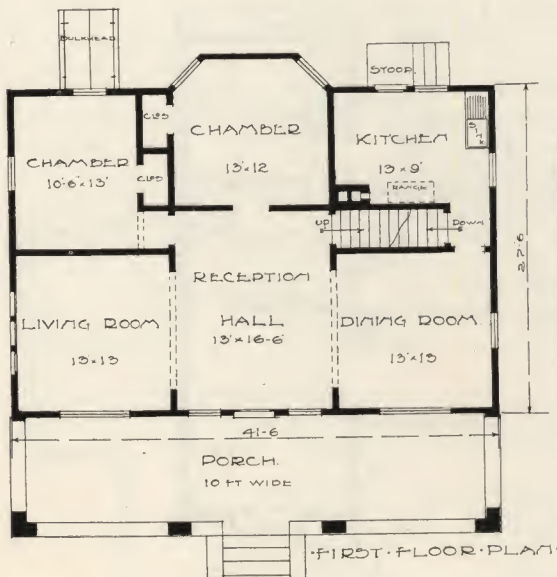
Although the photographic view shows exterior finished in siding, shingles or stucco would secure a much more artistic exterior. Drop siding could be used with some saving in cost and if properly stained, a very satisfactory effect could be secured.

Special attention is directed to the layout of rooms which has been planned, the thought in mind being a house "for the good old summer time." Lots of company and rooms in the front which can be thrown open to make

practically one great room across the front. If additional sleeping quarters are required, the living room can be made into a third chamber and those wishing to add an open fireplace can build an outside chimney at the end of dining room. Full basement with laundry, furnace, cellar and outside entrance.

On the second floor are two chambers, a bathroom, numerous closets, and an abundance of storage space under the roof.

Estimated cost in yellow pine finish, \$2,800. This means sealed walls. Size of cottage 41x27½ feet, and height of basement is 7 feet 6 inches; first story, 9 feet 8 inches; second story, 8 feet 6 inches at ceiling to 6 feet 8 inches at sides.





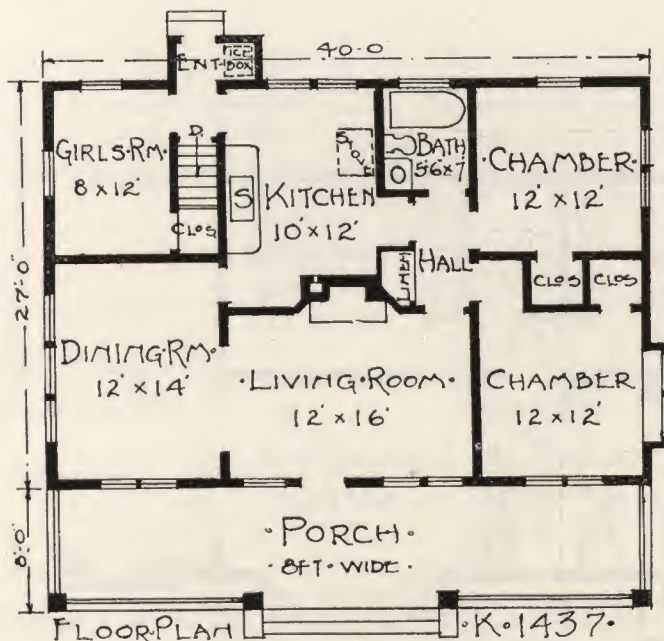


DESIGN K 1437.

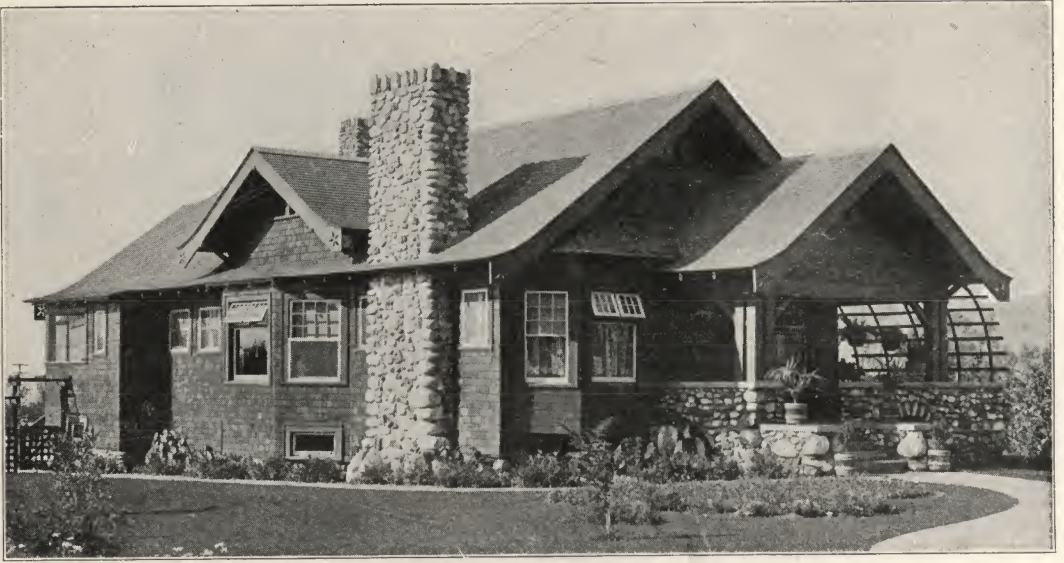
This sided bungalow is simplicity itself and with its setting of beautiful flowers and shrubbery, is a picture to be remembered. The living-room is centrally located and contains a fireplace. The dining-room is at the left and is served from the kitchen located from behind the living-room. The two chambers are upon a private hall with bathroom and linen closet, making a very desirable arrangement. The basement and location of the kitchen fixtures are especially desirable for service.

Ice box is located in the entry from which the basement stairs descend with a maid's room adjacent, containing clothes closet. The partial basement is 7 feet high and contains a small furnace. The finish and floors are of Georgia pine white enameled. Story 9 feet high. Attic for ventilation only.

The size upon the ground is 40 feet wide by 27 feet deep exclusive of porch. For a small family desiring to keep a maid, this bungalow is especially attractive. With furnace and plumbing, it is estimated to cost \$2,500.





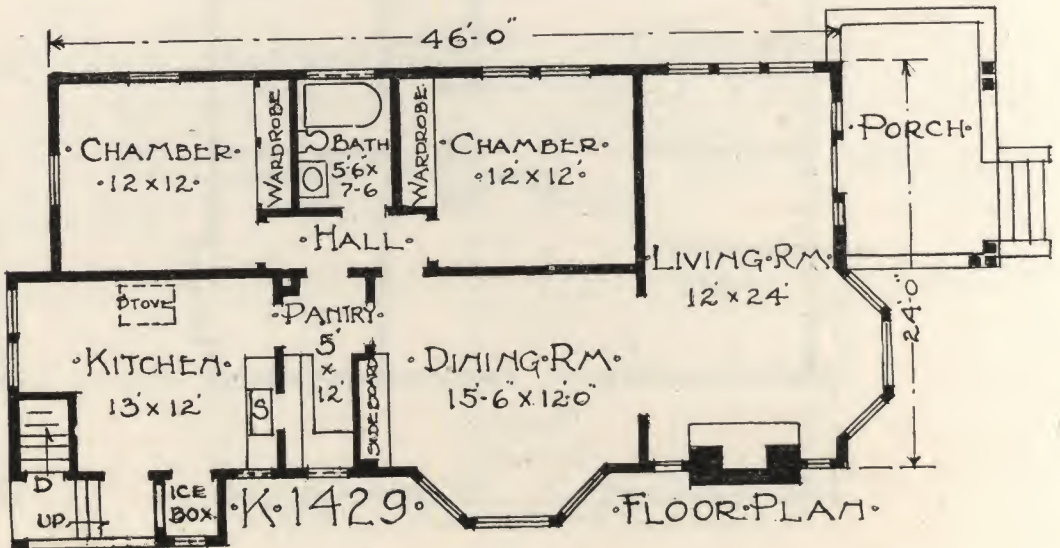


DESIGN K 1429

Cobblestones and stained shingles with window frames and sash outlined in white make a very pleasing color scheme for this bungalow. Admirably adapted to a narrow lot, it contains a splendid living room with fireplace and bay window, an ample dining room with bay and sideboard, a pantry, kitchen, two chambers and bathroom.

There is no attic except for ventilation.

Basement, 7 feet 6 inches high, extends under rear portion only and contains a hot air furnace. The finish and floors are Georgia pine. Size, 24 feet by 46 feet without projections. First story, 9 feet 6 inches. This makes a very cosy home, the appointments being very complete. Note the convenience for service of ice box, sink and stove, with adjacent pantry and sideboard. Estimated cost, \$2,900.

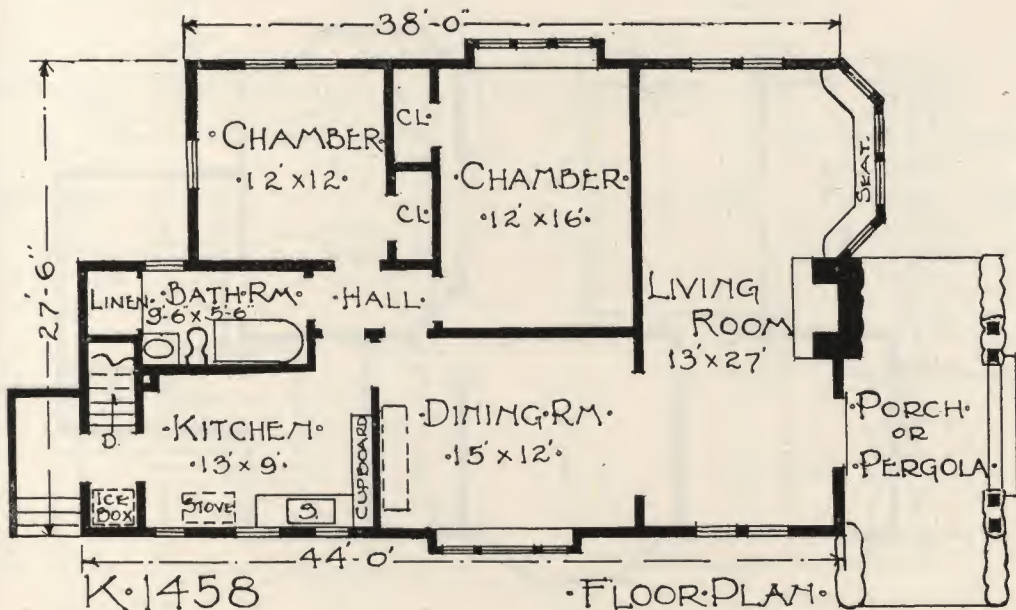




DESIGN K 1458

The broad sweeping lines of the roof and cobblestones of chimney and wall make a very charming bungalow. Vines and shrubbery are needed as yet to give the true artistic feeling, but time and care will supply them in abundance. The living room occupies the whole width of the front and contains a fireplace with pretty bay window and seats. Directly back is the dining room with its attractive ledge window. The kitchen is nicely fitted up, the stove and sink being especially well located for light. Could anything be more compact than the little private hall leading to the chambers, bathroom, dining room

and kitchen? This portion is finished in white enamel with birch floors, the kitchen in birch and the remainder in oak with oak floors. There is a basement under rear portion only, containing the furnace, fuel bins, etc. There is a large attic storage space which may be reached by scuttle located as directed by owner, or a stair could be built, cutting off part of the larger chamber with entrance up from the hall. Size, 44 feet by 27 feet 6 inches; basement 7 feet 6 inches; first story, 9 feet 6 inches; attic for ventilation only. Estimated cost, \$2,700.







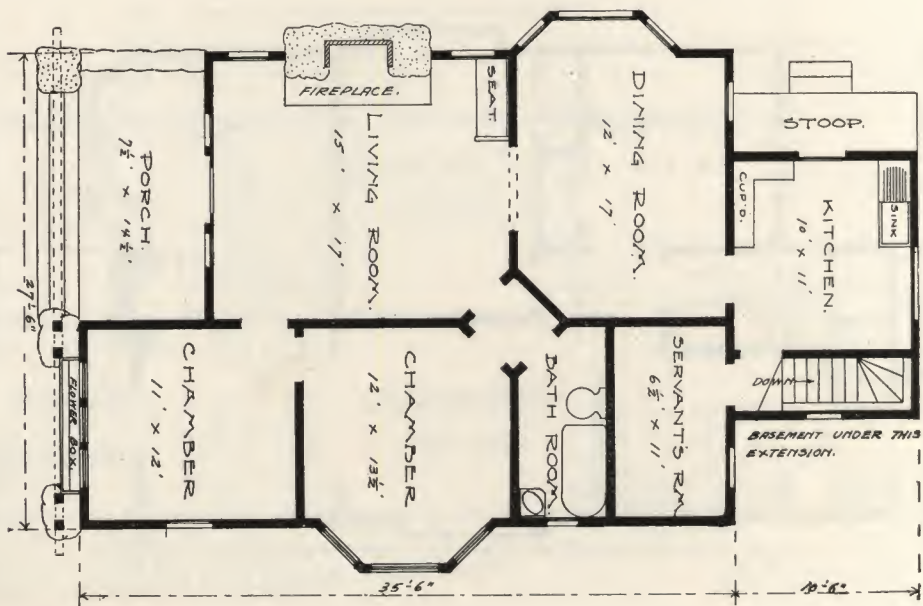
## DESIGN K 1368

A typical western or California bungalow. These California bungalows have an individual style of their own. This style is as a rule decidedly rustic. Cobble stone is much used. Nothing is better and generally these field stones are readily obtained.

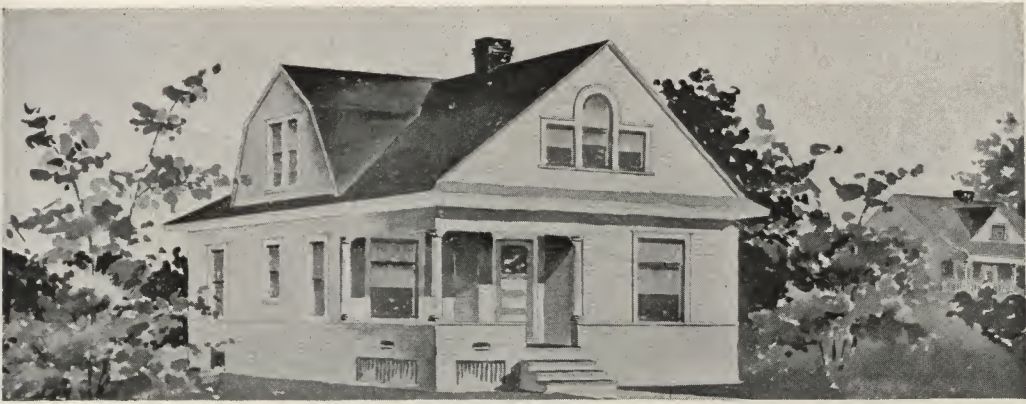
The broad steps are at once inviting, so too is the living room. One could not build this design on a narrow lot as the space it occupies is  $35\frac{1}{2}$  feet by  $27\frac{1}{2}$  feet wide. Height of story, 9 feet 6 inches. There is a

small cellar under kitchen and the attic space affords ventilation only. No heating plant is contemplated, but arrangements could be made for one. It contains, however, the same number of rooms as would be secured in a modern seven room flat. How much pleasanter, though, would a home be in this cottage than in a city flat.

Estimated cost in yellow pine finish with shingled exterior, \$2,450.







DESIGN K 948

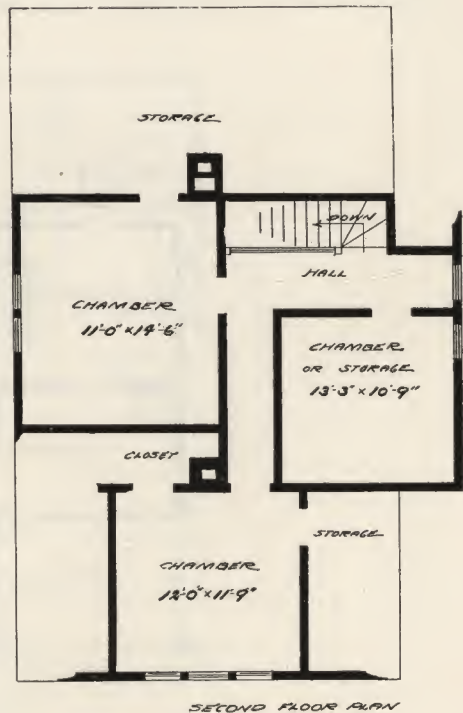
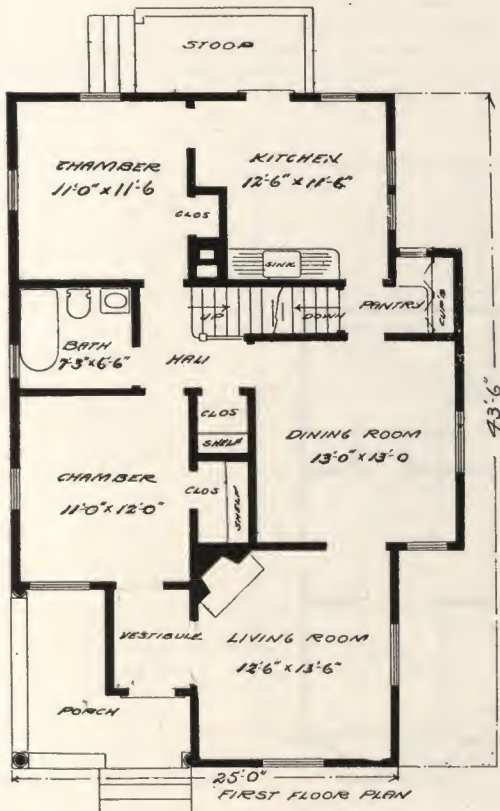
In this design we have a cozy little cottage home which is modern, containing a hot air heating plant in the basement under rear portion and best quality of plumbing. The house will really accommodate a family of good size, there being provided five bedchambers.

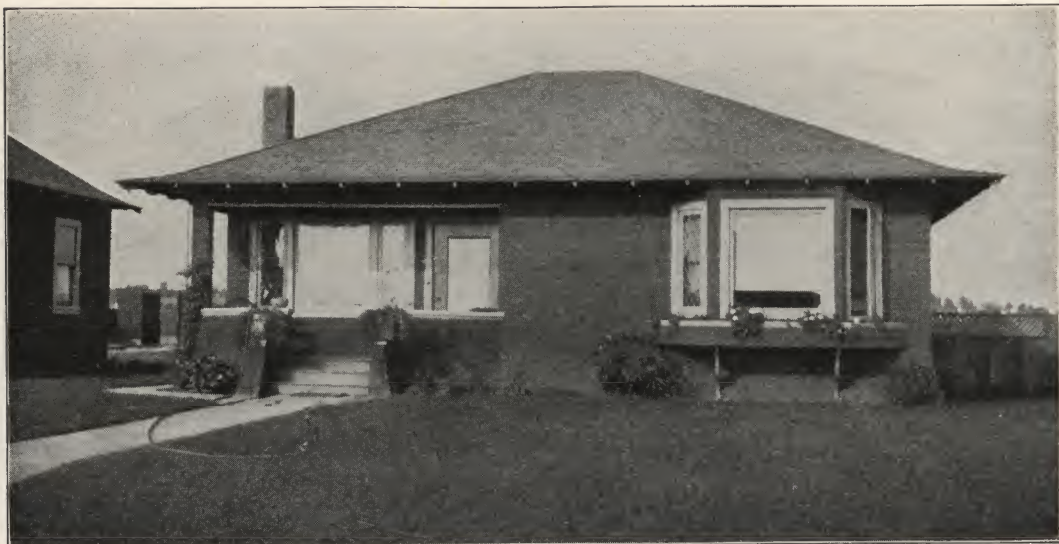
The living room might readily be enlarged by building a bay on the front of same, which would also look very well on the exterior. The stairway, located as it is, is convenient to the front or rear of house and gives easy ac-

cess from second floor bedchamber to bathroom. Attic storage space is afforded under the low portion of the roof.

The finish of rooms would be in soft wood with soft wood floors. The exterior walls are finished entirely in shingles.

Estimated cost, \$2,700; width, 29 feet 3 inches; depth, 43 feet 6 inches; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story, 5 feet 6 inches.





## DESIGN K 983

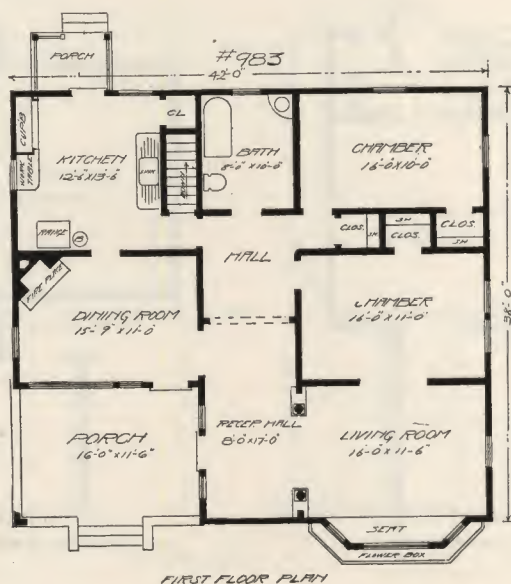
In this bungalow design we have what might be termed a good sized one story cottage, the entire exterior of which is intended to be of shingles. The cost estimate does not contemplate a heating apparatus. There is a good sized cellar, however, and ample room for heating plant, if desired.

The plan provides five good-sized rooms, ample closet space, bath, etc. The living room connected with hall by means of a columned archway, gives an impression of spaciousness,

while a fireplace of simple design and red pressed brick facings and hearth, is provided in the dining room. The attic space may be reached from a scuttle or a stair might be built over the cellar stair with entrance from kitchen closet.

Finish intended is pine, poplar or cypress, painted or stained.

Estimated cost, \$1,000, not including heating or plumbing; width, 42 feet; depth, 38 feet; height first story, 9 feet.







## DESIGN K 1252

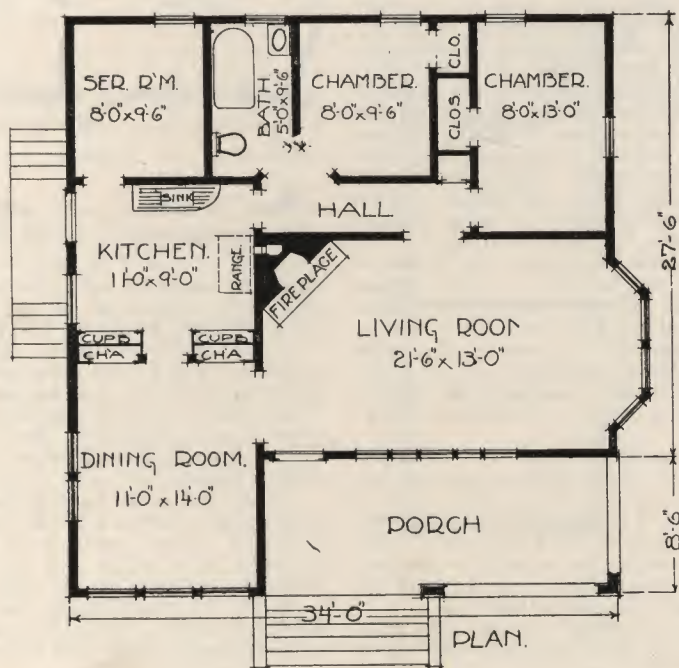
Here we have a very cozy, homelike little bungalow. Just the home for a small family desiring all home comforts and conveniences with no great labor to keep it up. The exterior is shingled but siding would be very acceptable if desired. The principal room is of splendid size, being 13 feet by 21 feet. It has a bay window at one end and a fire place at the other.

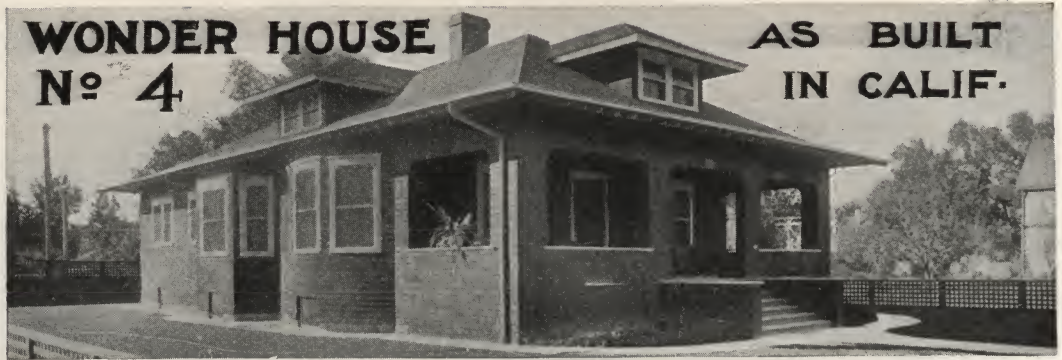
The dining room is a large, cheerful room with built-in china closets which back up to the cupboards in the well appointed kitchen,

making a very convenient arrangement.

There are three chambers, including the servant's room, the two principal chambers connecting with the bathroom through a private hall. Hardwood finish and floors. There is no basement, but one could be provided by arranging a stove near the kitchen. A heating plant could then be installed with fuel bin, laundry, etc.

The width is 34 feet; the length, 35 feet; height of first floor, 9 feet 6 inches. Estimated cost is \$1,800.





**NOTE.**—We afterwards learn that this house was built in Colorado, though our client was in California when we made the plans. The estimated cost is based on the prices quoted in all of our printed matter. The cost in any given locality will depend upon the prices and conditions prevailing there at the time of letting contracts, also the amount of competition that can be secured.

### DESIGN K 1163

This bungalow design will meet a long-felt want by that very large and growing class of people, who have rightly fallen in love with this domestic style of architecture so common for a number of years through California and of late, spreading all through the eastern, central and southern states.

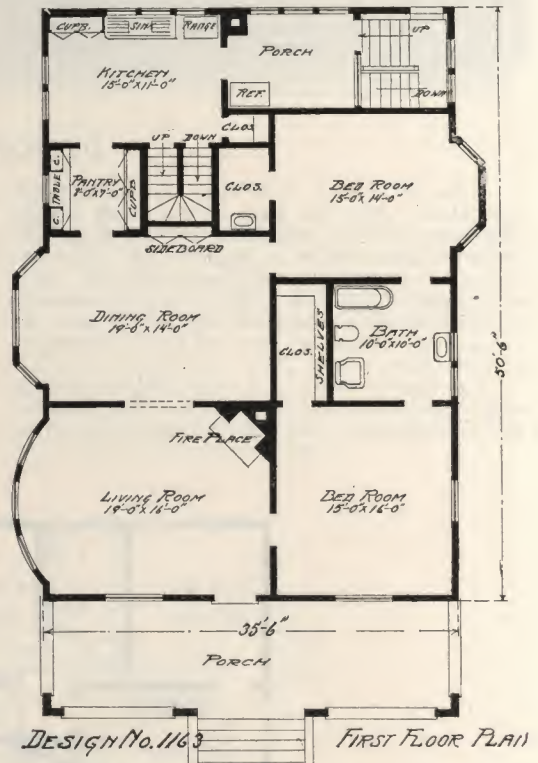
This is a very complete modern bungalow. It has a concrete foundation, excavated so as to give a basement under the entire house, giving ample storage room and space for hot air heater, laundry, vegetable room, etc. Wherever it is desired to build this without the basement, foundation can be laid upon the ground and constructed of concrete, brick, stone or that lighter construction so often used in California can be adopted, running the shingles down to within a couple of inches of the ground and of course all this work and expense of the basement and fittings omitted.

Should these changes be desired or other slight adjustments or modifications, they are such, however, that with an intelligent builder, as can readily be arranged for in the plans as prepared, in accordance with the illustrations and description, which we can furnish for the merely nominal sum of \$25.00, by simply attaching a memo. of agreement to the contract with the builder, which will cover the matter and avoid the necessity of having plans prepared specially to order, just to technically provide for these matters.

The rooms of the first floor are ample in proportions and the interior is most attractive in every way. The living-room is a magnificent apartment with a large fireplace in the corner and connects by means of a wide archway, with the dining-room at the rear. A little expense might be saved of course, by omitting the swelled end of the living-room.

The bath is unusually large and equipped not only with the usual fixtures, closet, tub and lavatory, but a sitz bath, which can of course be omitted if not desired. The pantry is completely fitted up with shelving. The kitchen opens onto a rear porch or summer kitchen and a combination rear and cellar entrance is provided on cellar stair.

Oak floors are intended through the principal rooms of the first floor and the finish may be of plain hardwood, oak or birch, cy-



press or southern pine stained in many of the attractive shades of brown, green, etc., now so commonly used and so effective.

There is also an inside stair leading to the basement and to the attic, where there is provided ample storage space and two bedrooms. The front one is of especially good size. The lowest wall height in this room where the roof rafters begin to slope the ceiling, is 4 feet 6 inches.

Above the concrete foundation is a cement water table course and the walls and roof are shingled. The gutter is of galvanized iron. Cement water table can be omitted and the ordinary wooden water table substituted.

Width of foundation not including bays, 35 feet 6 inches; depth, 50 feet 6 inches; height of basement, 7 feet; first story, 9 feet 3 inches; estimated cost, \$3,250.





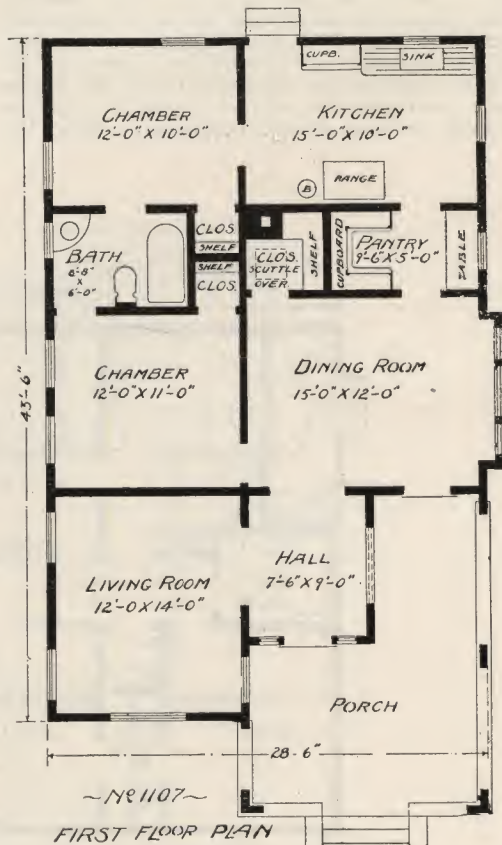
### DESIGN K 1107

This California bungalow makes a very satisfactory little home, the plan being especially satisfactory. The exterior walls are shingled, preferably stained a woody brown or moss green, trimmings white. If green be used for exterior walls, roof should be a dull faded out red, giving a very pretty effect.

It has a brick or stone foundation around the outside of the house, no excavated cellar, though one can be put in if desired with sufficient space for laundry, heater and fuel bins. The space back of hall and living room would be ample for this purpose. A scuttle leads to the ventilated attic space.

The finish throughout is pine, poplar or cypress, painted or stained.

Estimated cost, \$2,300; width, 28 feet 6 inches; depth, 43 feet 6 inches; height of first story, 9 feet 5 inches.



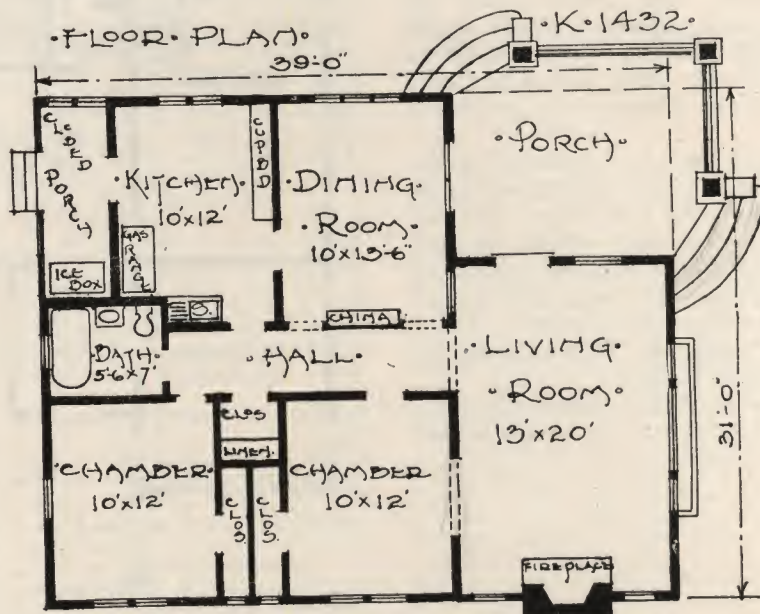


DESIGN K 1432

This is another interesting little bungalow with wide effect towards the street and large windows with a generous overhanging cornice. There is a large living room with fireplace and a dining room with china cupboard and a well appointed kitchen. The chambers are located on a private hall with bathroom and linen closet. The arrangement is especially pleasing and should be of interest to those desiring a small and cosy home. When one considers the outlook from the various rooms and the artistic possibilities under the

hands of the up-to-date woman, this fact is doubly impressive. The finish is of Georgia pine, including floors. There is no basement or heating plant, but same could be arranged if desired. There is a good attic space reached by a scuttle.

The height of the story is 9 feet. There is no basement and stoves will be used for heating purposes. The size upon the ground is 39 feet wide by 31 feet deep, and the estimated cost as described is \$1,900.





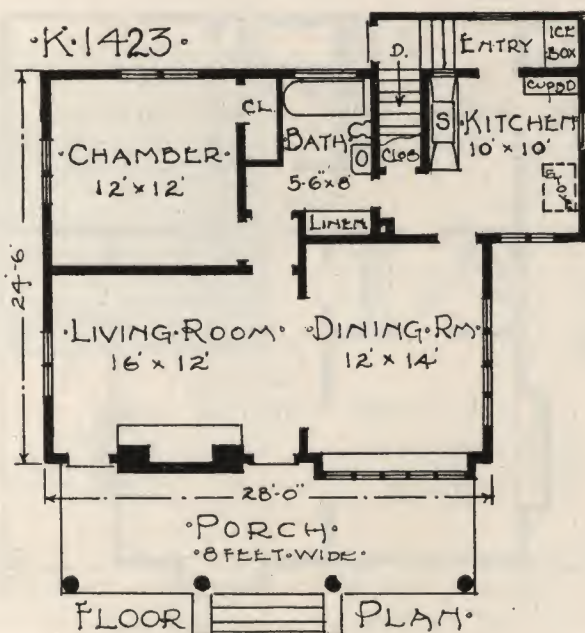


## DESIGN K 1423

This is a very small, but at the same time very artistic and picturesque bungalow. There is a wide porch across the whole front with pergola effect and the walls are sided. The brick chimney is an interesting feature accommodating the brick mantel in the living room. The dining room is in connection through a wide cased opening and communicates with the kitchen direct. In the entry is the ice box, and the stair leads down to the basement, which occupies only a small por-

tion of the ground area. A small furnace might be installed, if desired. There is a good chamber, a bathroom and linen closet. The finish and floors are of Georgia pine throughout. Just for two this would be a very charming home.

The size is 28 feet wide and 24 feet 6 inches deep, exclusive of the projection of the kitchen. Height of story, 9 feet; a scuttle leads to the attic space. The estimated cost, including plumbing, is \$1,775.

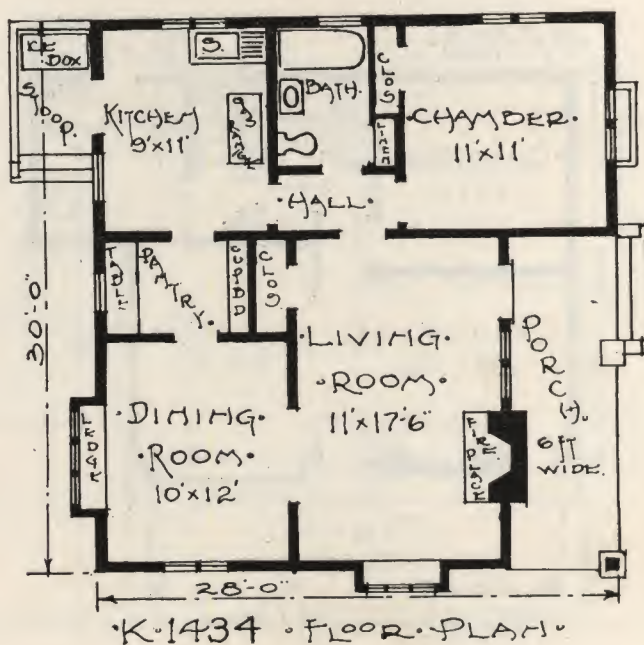




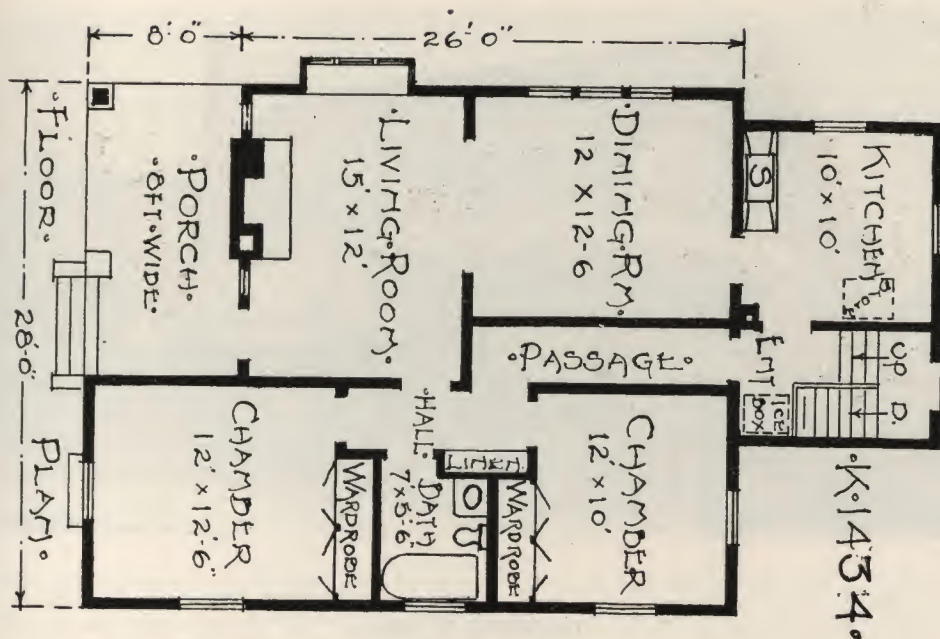
DESIGN K 1434A

This little bungalow with its wide recessed porch and plain, simple details will appeal to many home-builders. The exterior walls are of vertical boards and battens varied to horizontal in the gable ends. The living room contains a brick-faced fireplace, and at the rear the dining room is entered through a wide cased opening. Between it and the kitchen is a pantry of good size. The kitchen is well appointed with sink and stove and

ice box on the adjacent stoop. There is but one chamber with closet, bathroom and linen closet. The attic is for ventilation only. No basement is arranged and stoves will be used for heating purposes. The finish and floors are of Georgia pine throughout. The height of story is 9 feet. The size is 30 feet wide by 28 feet deep. The estimated cost with plumbing is \$1,500.



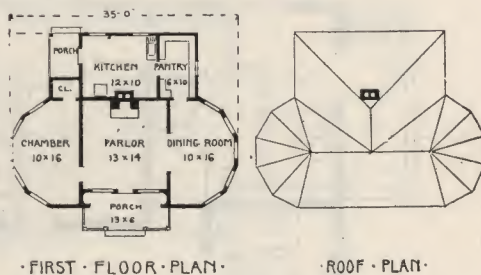




DESIGN K 1434B

This is an alternative arrangement of the floor plan for exterior Design K 1434A. The living room is entered directly from the front porch and contains a brick-faced fireplace. At the rear of this are located the dining room and kitchen. The arrangement has been carefully studied with the idea of service, one from the other, to reduce the work to a minimum. In the entry is located the ice box and the stairway to basement or outdoors. The basement occupies only a portion of the floor

space and contains a small furnace. Two chambers of good size with wardrobes are located upon a private hall which contains also a linen closet and gives access to the bathroom. The finish and floors are of Georgia pine throughout. The size upon the ground is 28 feet wide and 34 feet long including the porch but not the kitchen or entry. Including plumbing and heating the estimated cost is \$1,825.



DESIGN K 2147

In this design we have a bungalow. The parlor has an open fire and could be used as a living room and dining room, if desired. There is a large pantry which does away with the necessity of a cellar. The rooms are of good size and most conveniently arranged.

No cellar is planned in this design. The same could be easily arranged, however, as well as a full basement if it were desired.

There is an attic space for ventilation only.

The exterior treatment is of shingles entirely, which gives a unique and pleasing effect. The interior finish is of pine or poplar neatly painted.

Double floors are included in the cost. Outside walls are first sheathed, papered and finished with shingles.

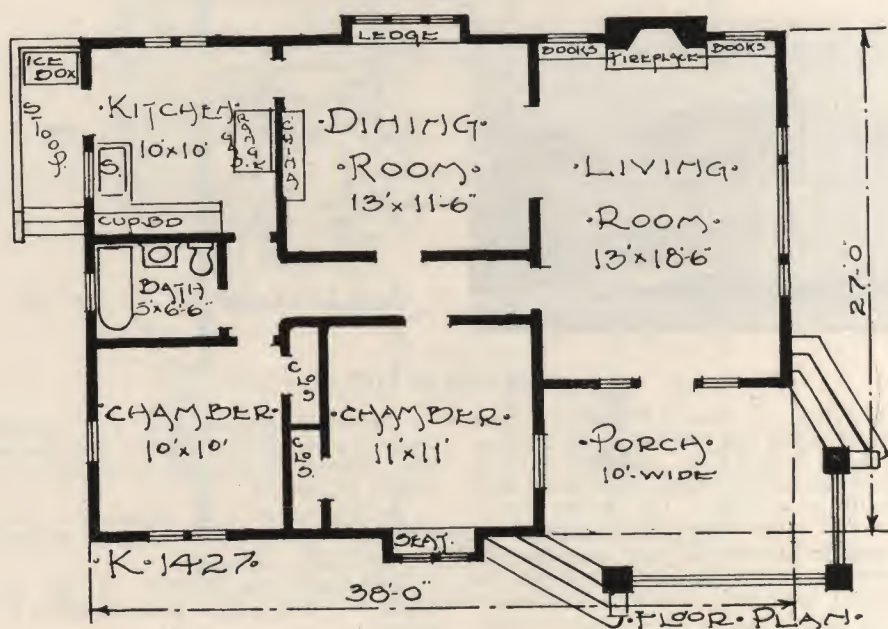
Estimated cost, \$1,200. Width, 35 feet; depth, 27 feet; height of first story, 9 feet 3 inches.



DESIGN K 1427

This attractive little bungalow has a sided exterior and the porch piers are of brick with a vine lattice supported on rafters above. It contains living, dining room and kitchen with two chambers and a bath. A foundation of stone supports the structure, and no basement is contemplated, or heating plant. Provision is made for a fireplace and the kitchen range, however. The finish is of Georgia pine throughout, including floors. The story is 9 feet in height. There is a good attic space

reached by a scuttle. A stair, rather steep, might go up from the hall, over the closets between the chambers. A family of three would be accommodated very nicely in this bungalow, the living room being of good size and with other appointments in keeping, it would make a very pleasing home. Few designs are as quaint in appearance and as compact in plan as this. The size is 38 feet wide by 27 feet deep and the estimated cost is \$1,975.





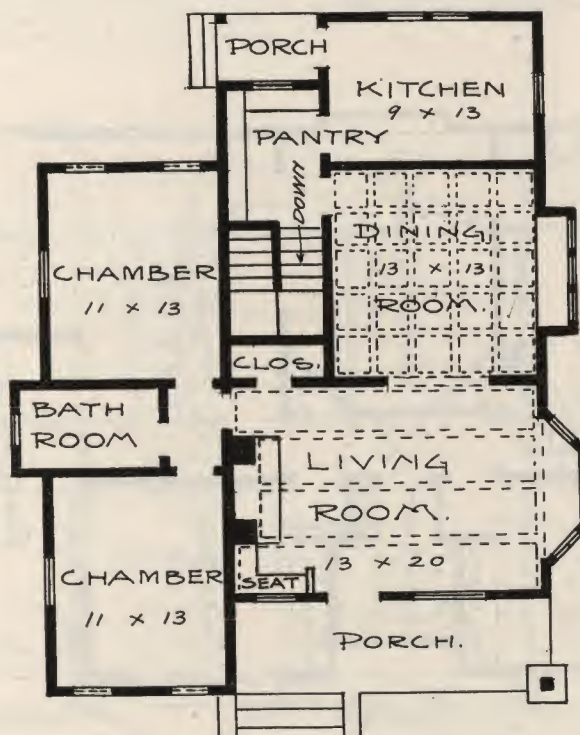


DESIGN K 1351

This design shows a well arranged bungalow which is complete in every detail. The living room and dining room have beamed ceilings. The interior finish is a dark stained pine and the exterior wall shingles are a dark brown mission stain with a maroon roof. The brick porch pier and chimney being a dark vitrified brick. The living room is large and homelike, having a broad bay to add sunshine and cheer during the day and a broad fire place to fill the room with its cheerful glow at evening time. The chambers are on a separate hall connecting with the bath room.

There is a coat closet just off the living room which is a decided convenience when there is no hall. A full basement is provided for under the main part of the house with a hot air heating plant, making it a home suitable for all climates the year round. There is a good attic space reached by a scuttle, but a stairway could be easily provided.

Estimated cost, \$2,100, in pine finish exclusive of heating and plumbing. House is 35x37 ft. Height of first story, 10 ft.



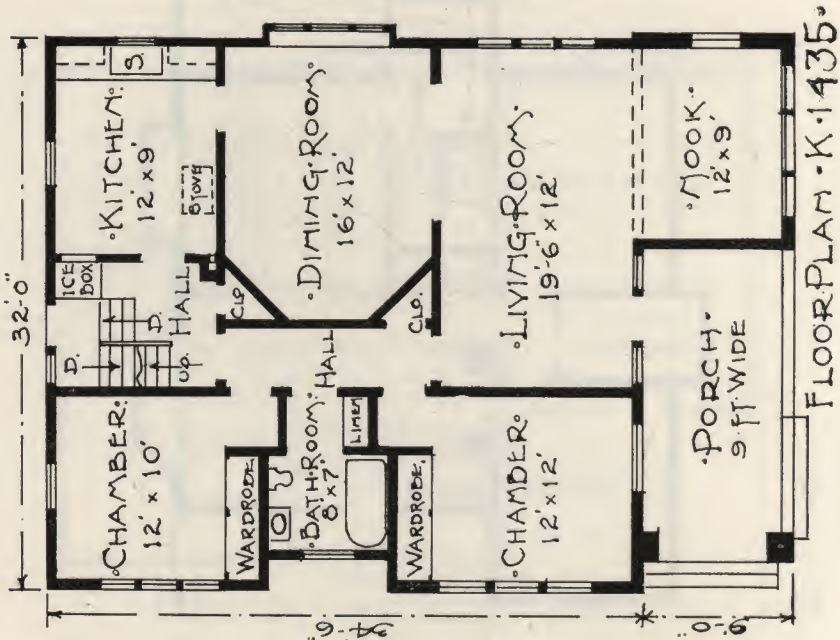


DESIGN K 1435

This unique porch with stone piers will at once catch the eye of the home-builder. The body of the house is of shingles stained, and the sash is painted white. The living room is generous in size and contains a nook. To the rear is the dining room and kitchen splendidly arranged. In the rear hall is the ice box and the stair to basement. The basement, under rear part only, provides for a small furnace with fuel bins and storage. Its height is 7 feet 6 inches. There are two chambers with wardrobes and two available closets upon a

private hall, in white enamel, balance of finish is of Georgia pine with Georgia pine floors throughout. Height of the story is 9 feet. The attic space would accommodate two rooms. They would be 8 feet 6 inches at the highest point and have only head room at the sides.

The size upon the ground is 32 feet wide by 43 feet 6 inches deep, including everything. It is estimated that this bungalow can be built, with heating and plumbing, for \$2,500.



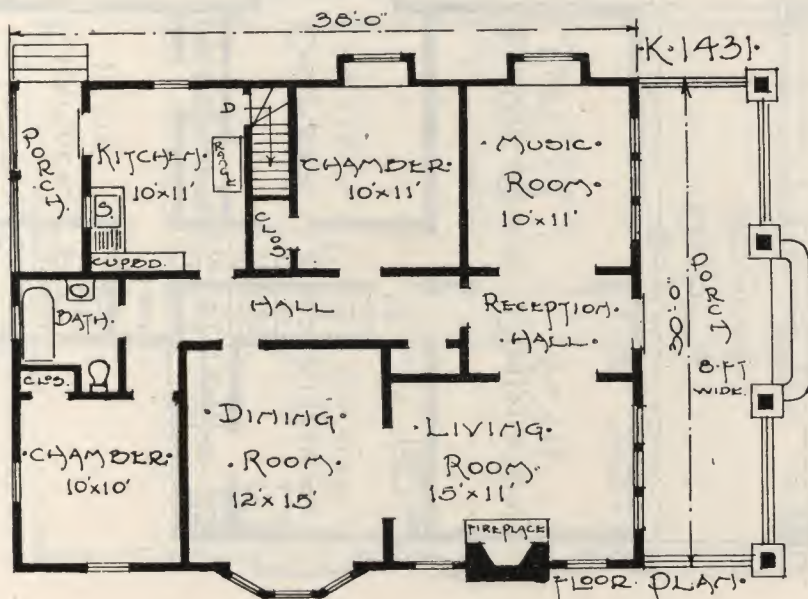




## DESIGN K 1431

A bungalow of the simplest lines and materials appeals to many. Such a one is illustrated in Design K 1431, and a striking feature is the brick piers of the porch, which is of ample width, with central entrance. The exterior walls are shingled. A small reception hall opens to a music room, living room and rear hall. There is a brick fireplace in the living room and the dining room has an attractive bay. There is a rear porch in connection with the kitchen and a stair to basement, which is located under the rear portion

only. A small furnace is installed. There are two chambers and a bathroom with numerous closets. The finish and floors are of Georgia pine. Height of story is 9 feet. There is no attic except for ventilation. A stair could be made over cellar stairs if desired. The size is 30 feet wide by 38 feet deep, exclusive of front porch. Height of basement, 7 feet 6 inches; first story, 9 feet. Estimated cost is \$2,275, including furnace and plumbing.

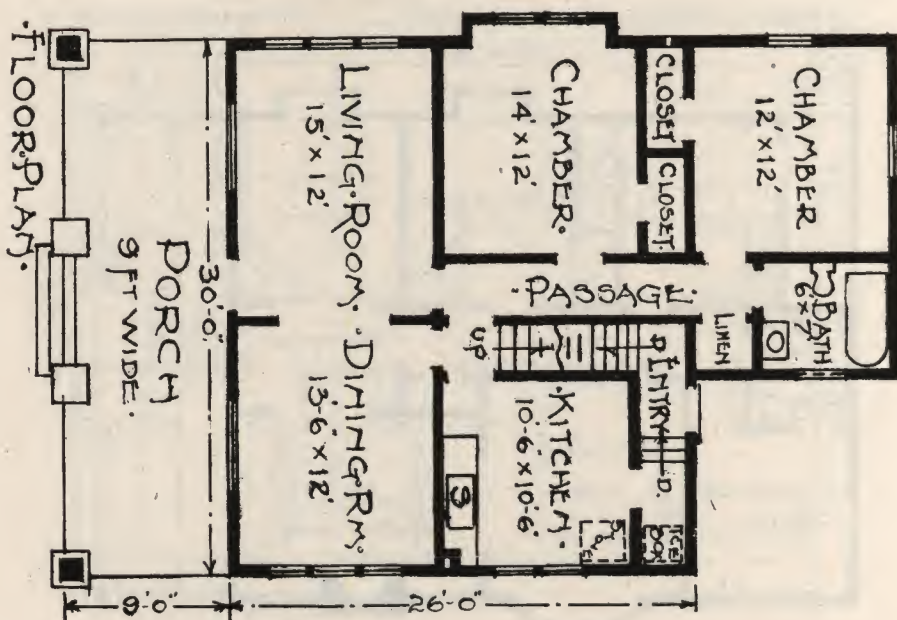




DESIGN K 1445.

This bungalow is a departure from the ordinary type, it being rather a trifle higher, thus providing a fair attic space in which, at least two rooms might be provided. The exterior is shingled and the porch walls and piers are of stone. The living-room and dining-room occupy the front and are of generous size. The kitchen does not open directly upon the dining-room, there being one other door between. The appointments are very complete. The ice box is in the entry from which the

stair leads to basement and out doors. The stair to attic is arranged over these. There are two chambers with closets, a bathroom and a linen closet upon a private passage. The finish and floors are of Georgia pine throughout. There is a small furnace in the basement, which extends only under a portion of the house and is 7 feet 6 inches high. The house is 30 feet wide and 26 feet deep. The porch, rear chamber and bathroom are not included in these dimensions. The cost estimated is \$2,650, including heating and plumbing.





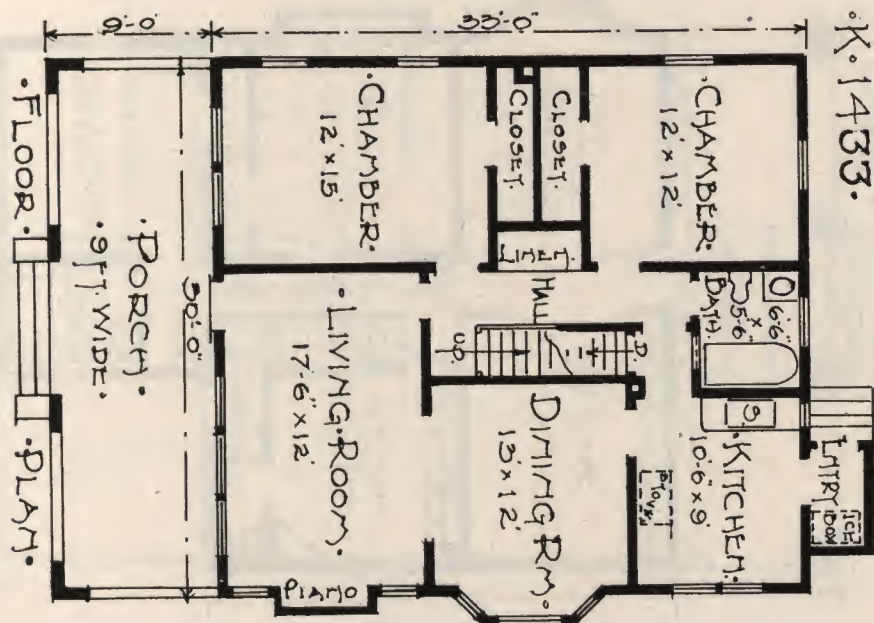


DESIGN K 1433

This is a charming little bungalow with sided walls and shingles in the gables. The dormer in front is especially attractive. The generous porch opens upon the living room, which is splendidly lighted and contains a space for the piano. The dining room is in connection through a wide cased opening and contains an attractive bay window. The kitchen is well fitted out with stove, sink and ice box in the entry. There is a stairway to the basement, which contains the furnace. The attic may be divided into three rooms if desired. Upon the private hall are located

two chambers with closets, a bathroom and a linen closet in white enamel. The other rooms are of Georgia pine with Georgia pine floors throughout. The height of the basement is 7 feet 6 inches, and the first story 9 feet 6 inches, and the attic from 8 feet 6 inches to 5 feet 6 inches at the sides. Three very acceptable rooms could be partitioned off here with closet space.

The size is 30 feet wide and 33 feet deep, exclusive of porch. The estimated cost at \$2,400 is based upon a completed dwelling with plumbing and heating included.



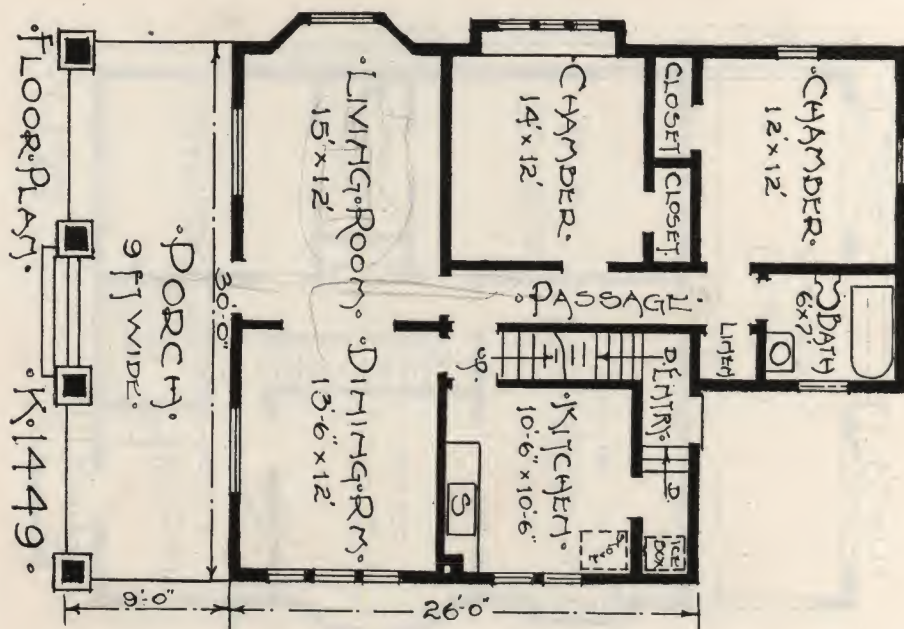


DESIGN K 1449.

This design is a very close arrangement of Design K 1445, shown upon another page, but the exterior is quite different in its appearance, the porch piers being of cement and supporting posts of Craftsman design. The dormer is also of the gable roof order. In presenting these similar arrangements of different exteriors a choice is accorded the home-builder thus aiding in making a desirable selection. It will be noted that the layout is very compact and attractive giving possibilities for decora-

tion that are unusual and also reducing the administration of household duties to the minimum as regards labor. The finish and floors are of Georgia pine throughout. There is a small basement containing the furnace. Two good rooms and ample storage could be partitioned off in the attic. The height of the story is 9 feet 6 inches.

The size is 30 feet by 26 feet, not including rear chamber, bath and front porch. The cost is estimated at \$2,400, complete.





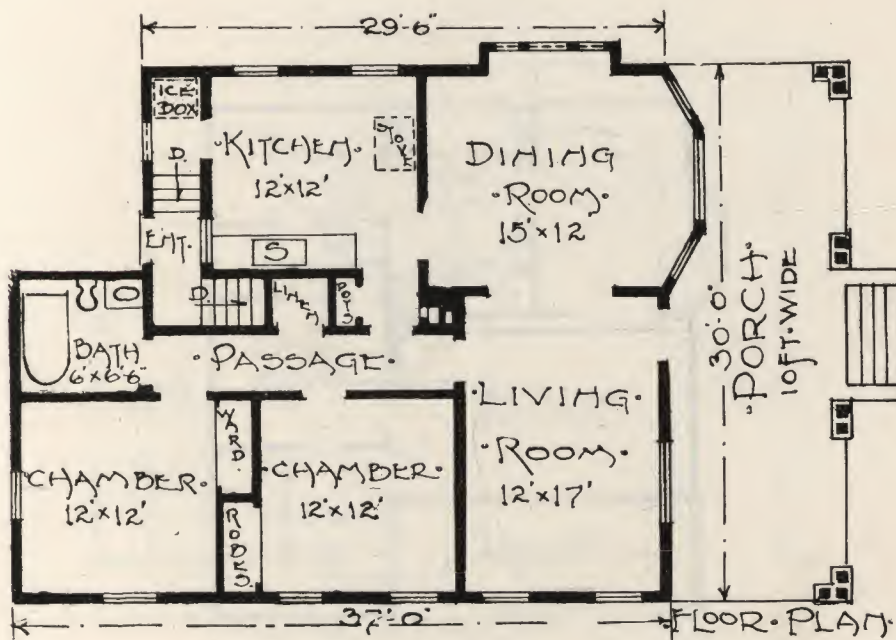


DESIGN K 1448

This design is somewhat pretentious with its brick and stone porch piers. The exterior is of shingles stained, with sash painted white, giving a very bright and sparkling appearance. The living room communicates with the dining room by a wide cased opening and the kitchen in its location behind the dining room gives a very convenient arrangement. Two chambers and a bathroom arrangement, upon a private passage in which is the linen closet. The rear portion only is provided with basement room, in which the furnace is

located. There is no attic except for ventilation. The refrigerator is located in the entry from which the basement stairs go down, making a very convenient arrangement for the removal of ashes, it being practically an outside entrance. Finish pine, poplar or cypress.

The ground space is irregular, being 30 feet wide and from 29 feet 6 inches to 37 feet in depth exclusive of porch. The story is 9 feet high and the estimated cost as described is \$2,275.





DESIGN K 1247

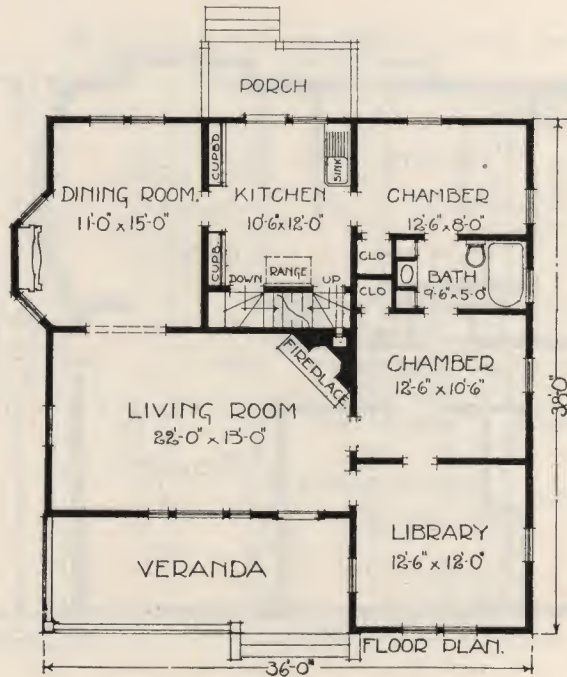
This shingled and sided bungalow design has many desirable features of plan as well as attractiveness of exterior appearance. The front porch is spacious and the living room is of ample proportions. Back of the living-room through wide archway is the dining-room, in turn connecting with kitchen, amply fitted up with shelving, while at the right are arranged two bedrooms and the parlor, which latter room could, of course, very nicely be used for a bedroom. The bath is worked in between the two bedrooms.

The finish and floors in parlor, living-room, dining-room and kitchen is Georgia pine. Bal-

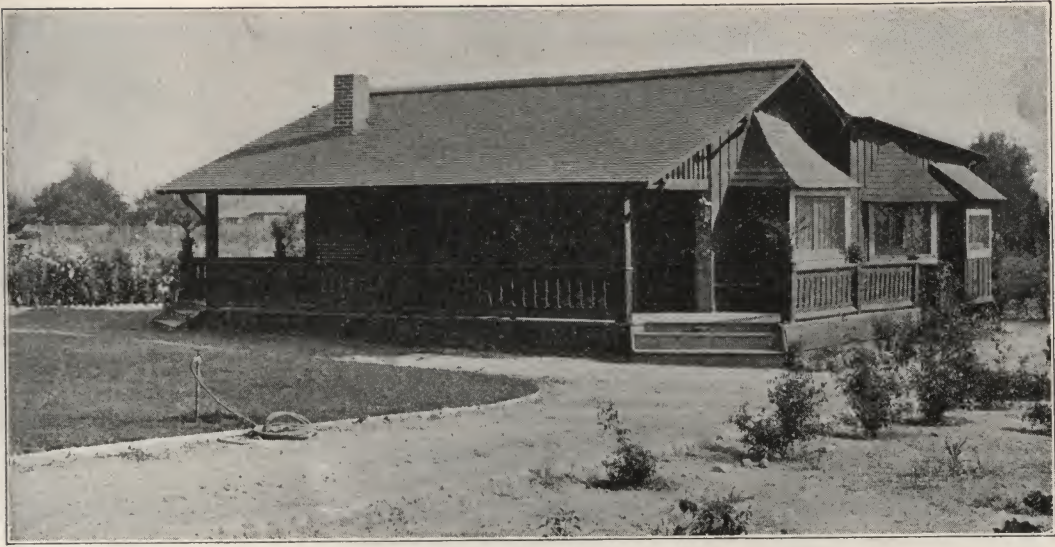
ance pine, poplar or cypress, painted or stained. The little staircase at end of kitchen leads to the attic, in which there is quite good storage space, but, without raising the pitch of the roof, hardly sufficient head room for satisfactory bedrooms. A couple could be obtained, however, by increasing the pitch of the roof.

There is a basement under the entire house, with a laundry, heater room and fuel space, etc. Concrete foundation. Hot water heat.

Estimated cost, \$2,800; height of basement, 7 feet 6 inches; first story, 10 feet 3 inches; width 36 feet; depth including front porch 38 feet.



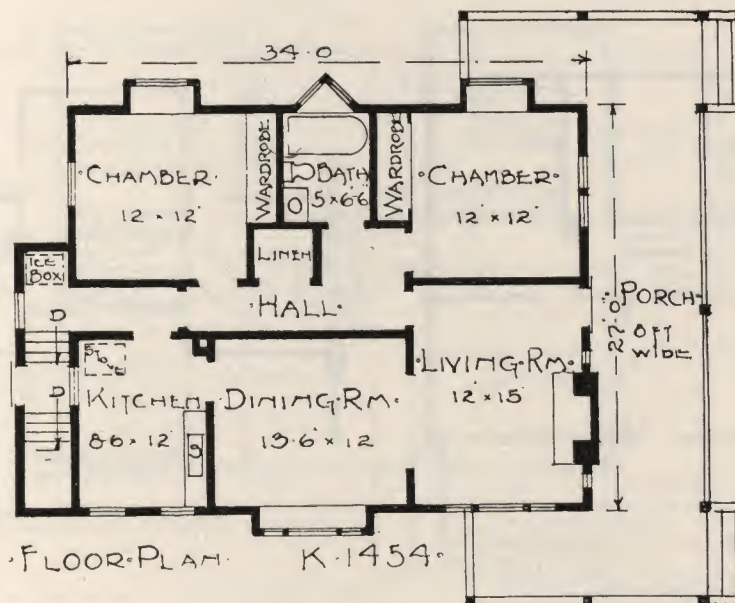




DESIGN K 1454

This bungalow is very plain and straight forward with low rambling roof and ample porches. The exterior is of vertical boards and battens. The living room with brick fireplace is located on the left with dining room immediately behind it. The kitchen is well appointed for service, the arrangement having been studied with the idea of saving as many steps as possible. The chamber portion is provided with a private hall, giving access to linen closet and bathroom. The arrangement is different from the ordinary type of bungalows, but is very convenient and will

meet the requirements of many families on a lot of ordinary size. There is a basement under a portion of the house the stairs of which are located from the entry, which also contains the ice box. A small furnace is included under with fuel bins. The finish is of Georgia pine, including floors. The basement is 7 feet 6 inches and the first story 9 feet. The size upon the ground is 27 feet wide by 34 feet deep, exclusive of porches and projections. It is estimated that \$2,150 will cover the cost as described.



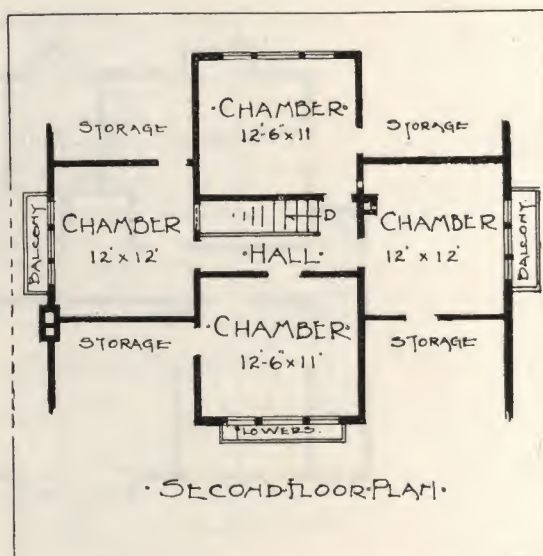
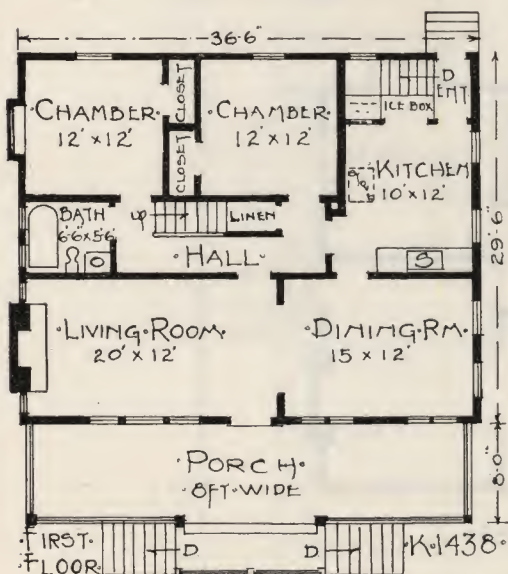


DESIGN K 1438.

This is a picturesque little bungalow, simply built of rough boards with a brick chimney showing externally. It is built on the side of a hill as indicated by the illustration. There is a wide porch covered by the extension of the main roof and supported by simple posts. The living-room contains a fireplace and a vista is had of the dining-room through the wide cased opening. The kitchen is reached through a single doorway and the sink and stove are conveniently arranged for service. The ice box is located at the entry from which the stairs descend to the base-

ment. This is 7 feet in height under a portion of the house only, with a furnace. Two chambers and a bath are located upon this floor with a stair leading to the second floor. Here are four good chambers with balconies on three sides of the house. The finish is of white pine stained throughout, with Washington fir floors for the first story and white pine for the second. No attic over second story.

The height of the first story is 9 feet; that of the second story from 8 feet 6 inches to 5 feet 6 inches at the lowest point. Size 36 feet 6 inches by 24 feet 6 inches. Built in the mated to cost \$2,250.



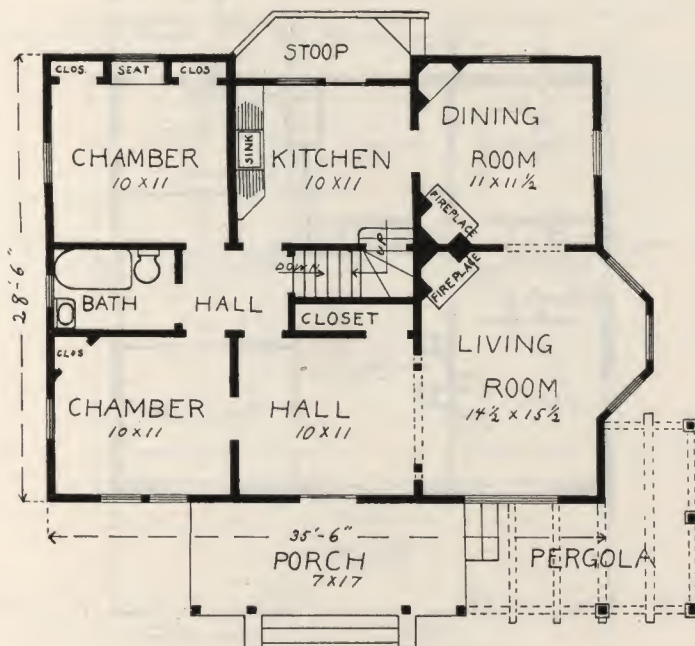


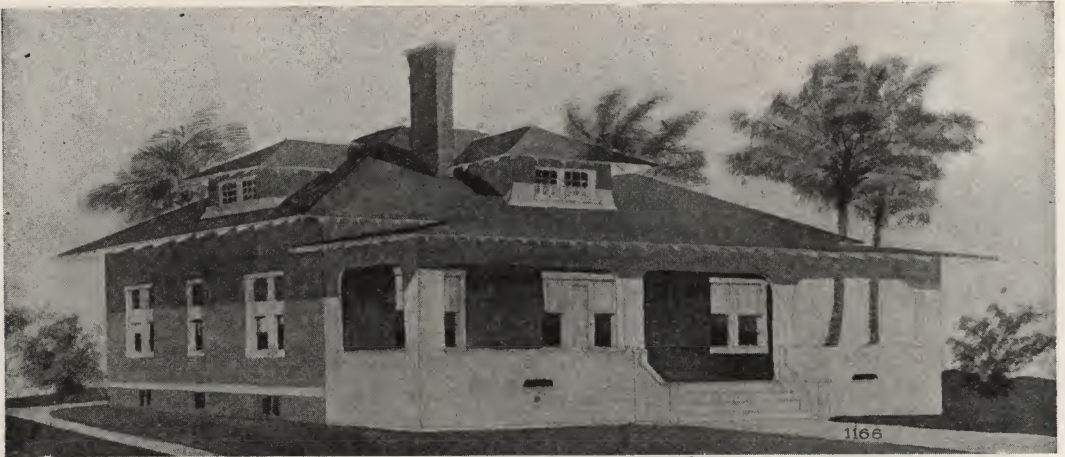


DESIGN K 1337

Here we have another shingled house to study in the craftsman or mission style which is becoming so popular in the western coast states and which bids fair to become a prominent style throughout the country, already we are finding these picturesque bungalows here and there at Atlantic summer resorts. There is something about the quaint style that makes it very appropriate for cottages and bungalows. It is probably its simplicity and entire absence of unnecessary mill work. Nothing could be more simple than this quaint little cottage with its vine pergola and low, far, projecting eaves. It seems to speak of home comforts in all its lines. The front door is so broad that it seems to indicate a

warm welcome to the fireside within, "My door is broad, my heart is broader" is an old English saying. The interior arrangement is as home-like as the exterior would indicate. The entrance is into a good sized reception hall which leads through a columned opening into the large, cozy, living room which contains both a fireplace and a bay window. Yellow pine finish and floors. Full basement, laundry and furnace. The stair leads to a good storage attic. Size, 36 feet 6 inches by 28 feet 6 inches. Basement 7 feet 6 inches in height. First story, 10 feet 3 inches. Estimated cost to build this charming home without heating plant, \$2,100.





DESIGN K 1166.

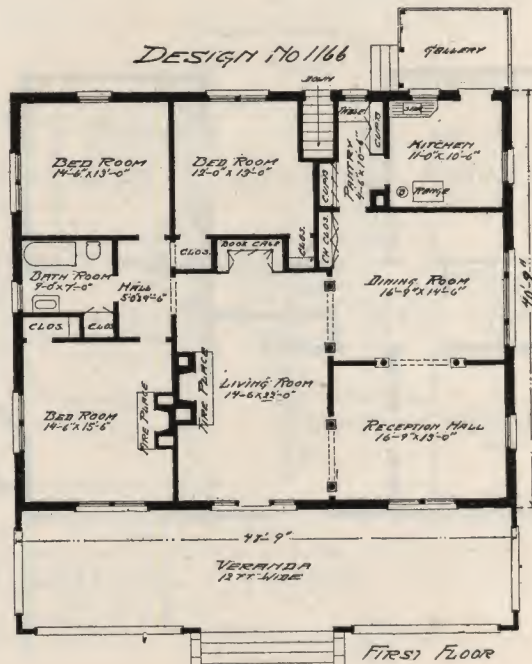
A pretty bungalow design in brick veneer construction, all rooms being on one floor. There is space in the attic, however, for three fair-sized rooms if desired to finish them off. Bungalows are proving to be very popular. This design has many desirable features and is modern in every particular. There is a full basement, hot air heating apparatus, plumbing, laundry and wash trays, store room, coal bins, vegetable bins, etc.

The living-room is a splendid apartment being connected with both the dining-room and reception hall by wide columned openings,

and is embellished with pretty fireplace and built-in bookcase. The dining-room has a china closet, and all necessary shelving, cupboards, work table, etc., are shown in pantry and kitchen.

The finish is pine, poplar or cypress, painted or stained. To do justice to the design, hardwood floors and finish should be provided in living-room, dining-room and reception hall.

Estimated cost, \$3,275; width, 48 feet 10 inches; depth, 40 feet 10 inches; height of basement, 7 feet 6 inches; first story, 11 feet.





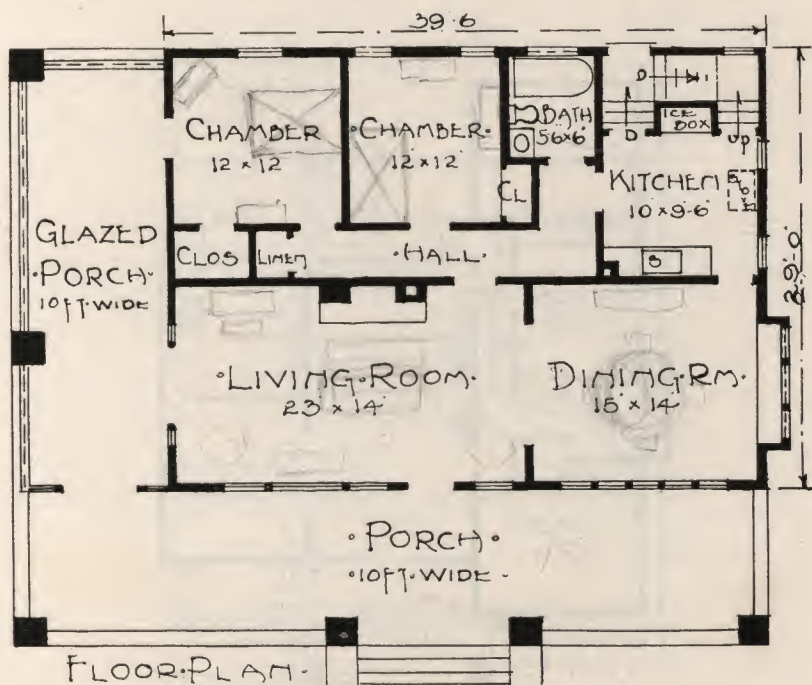


## DESIGN K 1455

We have here quite a pretentious bungalow with an attractive porch with stone piers and balustrade. The living room contains a brick-faced fireplace and the dining room is adjacent connected by a large cased opening. At the opposite end the living room communicates with a glazed and screened porch. The kitchen is well appointed. There are two chambers, linen closet and a good bathroom. A stair leads to a large ventilated attic space. This makes a very roomy and attractive bungalow and would make a pleasing home

for a wide lot. It is 39 feet 6 inches wide and 29 feet deep, exclusive of the porches. The rooms, other than the chambers, are finished in Georgia pine with Georgia pine floors throughout. The chambers are in white enamel.

The height of the story is 9 feet 6 inches. There is a basement under a portion of the house in which is located a furnace with fuel bins and necessary storage. The estimated cost is \$2,975 as covered by the description.



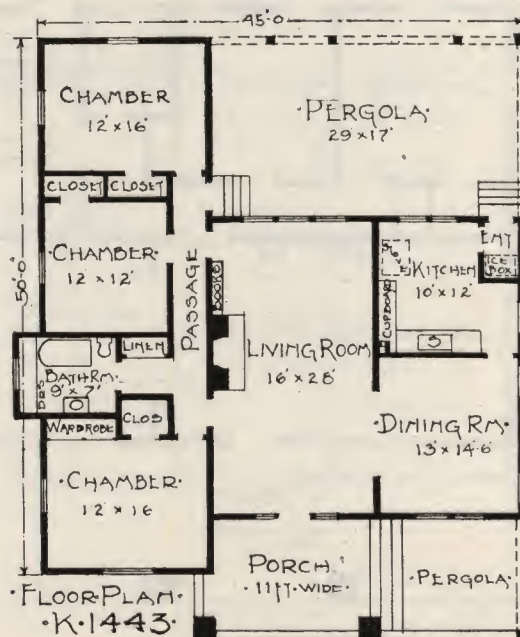


DESIGN K 1443.

We have here a very attractive little bungalow in stucco finish. The living-room is the feature of the house, being 16x28. The dining-room and kitchen are at one side and three chambers and a bathroom at the other communicate by a passage way. The arrangement upon the ground is irregular, the greatest dimensions being 45 feet wide by 50 feet long, including the rear pergola. This would be greatly in excess of the actual amount of floor space. The living and dining-rooms are finished in Washington fir stained a dark

brown. There is a brick fireplace. The chambers are in pine white enameled and the floors throughout are of Washington fir. The height of the story is 9 feet 6 inches. There is no provision for cellar or heating plant, it being built in a warm climate. They could readily be provided for if desired. In our northern climates such a bungalow would be very attractive and desirable if provided with these accessories. Attic space for ventilation only.

The cost estimated including a moderate sized basement with hot air furnace would be \$3,100.



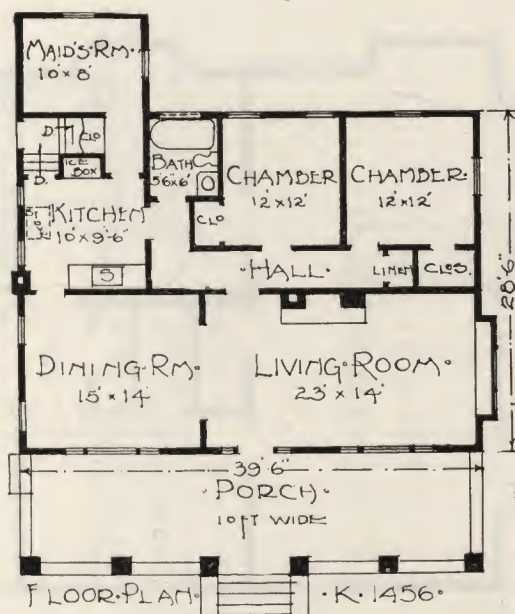




DESIGN K 1456

The striking feature in this design is the cobblestone walls and low sweeping roof. The wide porch and porte-cochere will be appreciated in the warm summer months. The exterior walls are of siding, but shingles or stucco may be substituted. The living room and dining room are adjacent, connected by a wide cased opening. There is a fireplace with brick facing. The kitchen is up-to-date with ice box, range, sink, etc., with the cellar stairs adjacent to the entry. There are two splendid chambers with linen closets and bath-room. A maid's room in addition is located

off the kitchen, with closet. There is a basement under a portion of the house, 7 feet 6 inches high, containing the hot air heating plant. The height of the first story is 9 feet 6 inches. A scuttle leads to the attic space. The finish of the principal rooms is of Georgia pine with Georgia pine floors throughout. The chamber portion is all in white enamel. Exclusive of porches the size upon the ground is 39 feet 6 inches by 28 feet 6 inches. It is estimated that \$2,625 will cover the cost of construction as described.





DESIGN K 1253

A bungalow plan is really more of a study often than the plan of a large and more pretentious house,—so many things must be provided. In this design, the magnificent living-room across the front with piano recess at the left and archway opening into dining-room, gives all that could be desired for spacious interior effect.

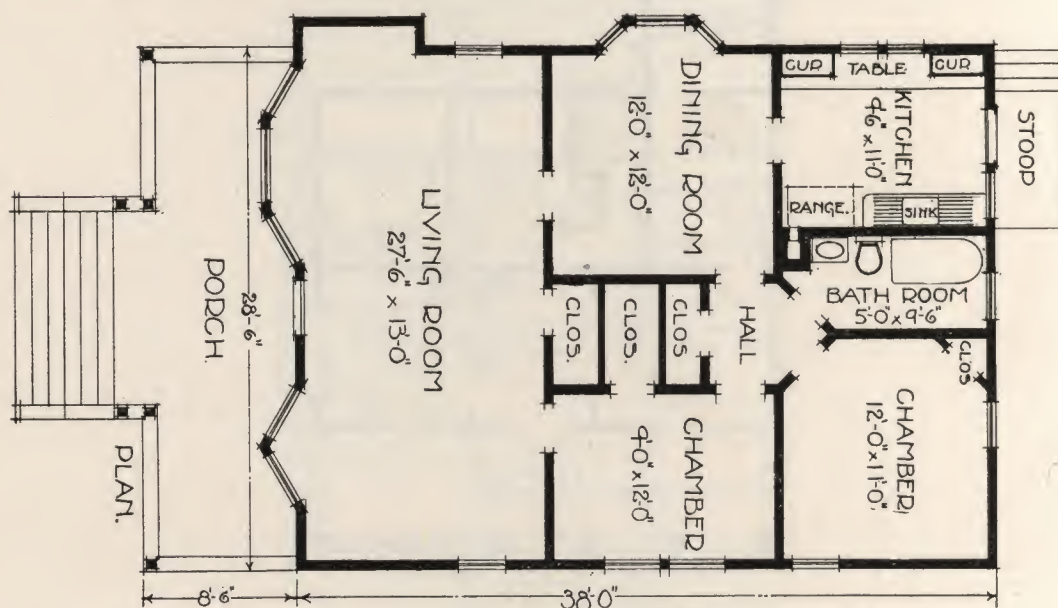
The practical location of the two bedrooms in connection with small rear hall, giving access from each to bathroom, is especially desirable. So many bungalows are built without any kind of decent closet room. Here we have three large closets, quite unusual, besides an extra closet in rear bedroom. It was thought the hall closet would answer of necessity for overflow from rear bedroom. The kitchen is completely equipped with work tables, cupboards, etc.

The exterior is intended to be of clapboards, but may well be of shingles or cement plaster. There is no basement, but house is intended to stand on a concrete foundation. Attic for ventilation only.

The interior finish and floors in living-room dining-room and kitchen are intended to be of Georgia pine. The balance pine, poplar or cypress, painted or stained.

If separate hall were desired, the partitions enclosing closets may be extended directly through living-room to front door, and another bedroom placed on the right, leaving a very fair parlor at the left in connection with dining-room.

Estimated cost, \$1,900; width, 28 feet 6 inches; depth, 38 feet; height of first story, 10 feet 3 inches.







DESIGN K 1049

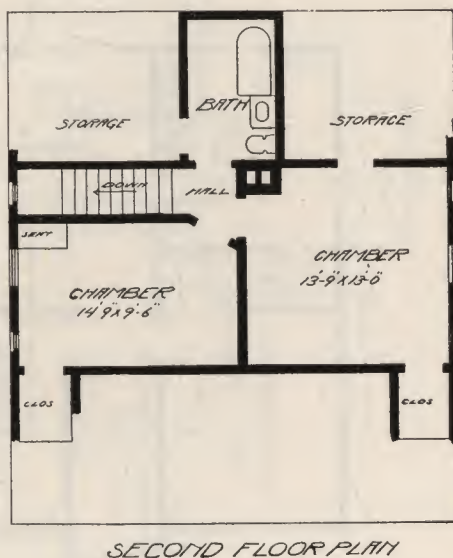
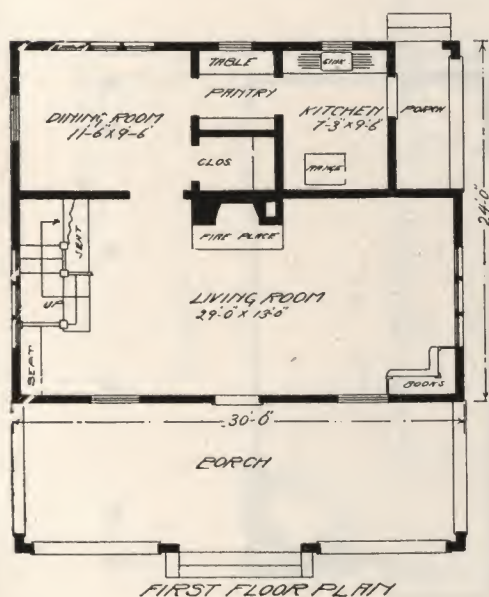
This bungalow or summer cottage design will be found a very desirable plan in many ways. Every inch of available room across the front is utilized by eliminating all partitions giving it a most magnificent living apartment with staircase ascending to second floor in one corner. Back of this is a cozy dining room, commodious pantry and a kitchen large enough for the work to be done there. This kitchen could readily be enlarged by taking in the porch and building on a porch at the rear. This slight change is one that can be readily arranged for with the builder by attaching a memorandum of agreement to the contract made with him.

The foundation of the house is upon brick

piers and the interior is intended to be plastered. The staircase design is simple Mission treatment and fireplace is of cobble stones below the plank shelf and brick above. No cellar or heating plant. Note the ample storage space in addition to the two large chambers and bath.

The finish throughout is pine, poplar or cypress, painted or stained. First story exterior is intended to be of rustic siding up to belt course and shingles in gables.

Width, 30 feet; depth, 24 feet; height of first story, 9 feet, 7 inches; second story, 8 feet; lowest height second story, 6 feet. Estimated cost, not including heating, \$1,500.





DESIGN K 1395

This is a home for a man desiring a bungalow of unique design, entirely out of the ordinary run of homes. It is distinctly Craftsman in its style of architecture, all of the doors being perfectly plain without panels. The windows are all casements, and all lumber on the exterior is rough, unsmooth, just as it came from the saws.

The living room extends across the entire front of the house and has several unique features, one of them being the unusual group

of six casement windows in a row; four of these swing on hinges. Red sand mould brick has been used for the exterior facing of the chimney. The walls are shingled and stained a Mission brown, of color just a little lighter than the brown stained woodwork. Finish pine, poplar or cypress. Full basement and furnace.

The width is 28 feet; the length, 40 feet; height of first floor, 9 feet 6 inches. Estimated cost not including heating \$2,500.





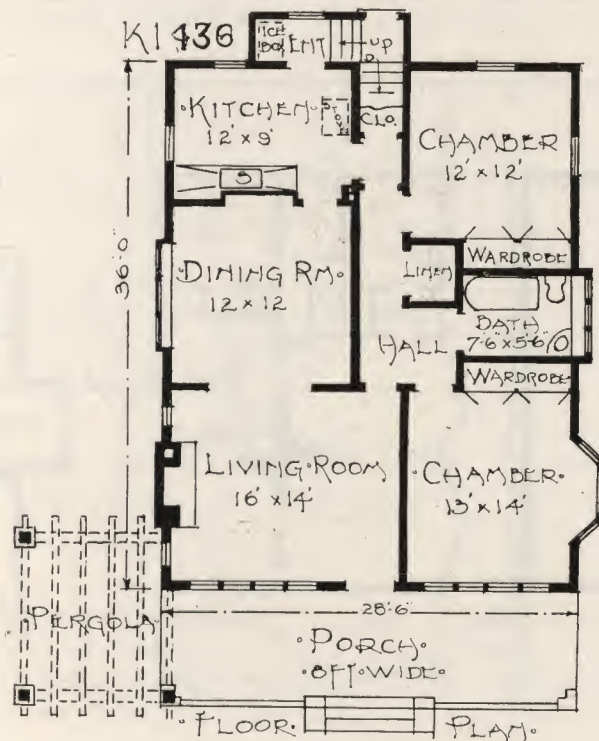


DESIGN K 1436

This shingled design is especially attractive because of the many windows looking out from the front and no porch columns obstruct the view. A small pergola affords an opportunity for an attractive setting of vines. The living room is of generous size with a fireplace of brick facing, and opens directly to the dining room and a private hall. The kitchen sink and stove are conveniently located for service, while in the entry is the ice box and the stair to basement. Basement is 7 feet 6 inches in height under a portion of the floor space only and contains a small fur-

nace. Two chambers, upon a private hall from which is a linen closet and bathroom are in white enamel. The remaining rooms are in Georgia pine with Georgia pine floors throughout. This arrangement is very compact and pleasing and makes an ideal bungalow home. Low attic space.

The height of the story is 9 feet 6 inches, the attic space affords ventilation only. The size upon the ground, exclusive of projections, is 28 feet 6 inches by 36 feet. The estimated cost including plumbing and heating is \$3,300.



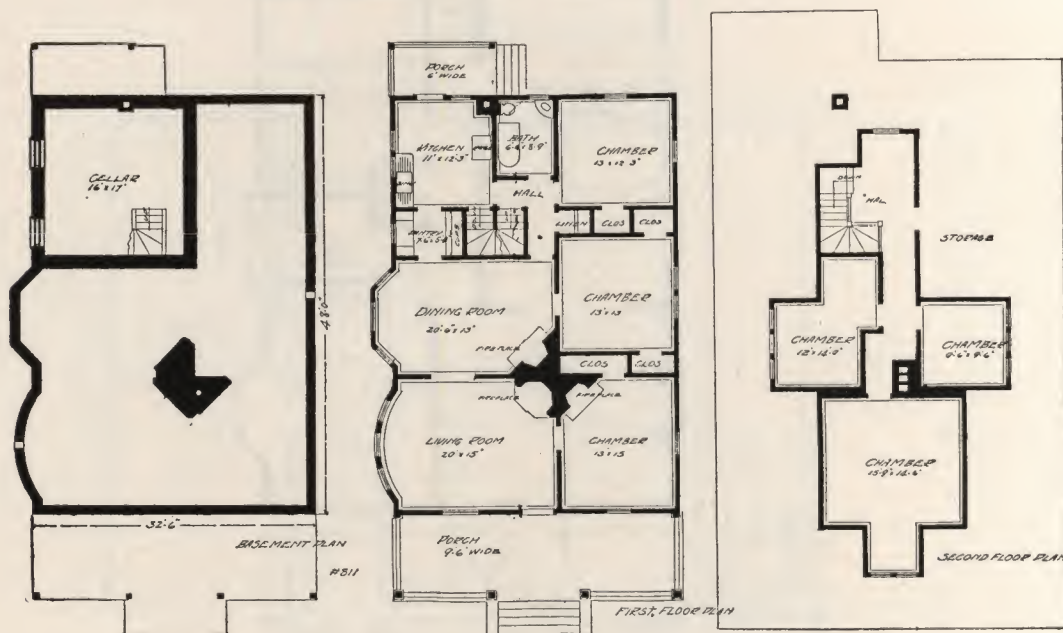


## DESIGN K 811

This cottage home is almost on the order of a bungalow. The exterior is of clapboards and the finish birch with hardwood floors. There is a small cellar and a cistern. No heating apparatus other than the two fire places is provided, but could be easily arranged for. There are three splendid bed-

rooms on first floor and three additional rooms could be secured on second floor.

Width, 32 feet 6 inches; depth, 48 feet; height of basement 7 feet; first story 10 feet, 7 inches; second story, center of rooms, 8 feet, 3 inches; lowest height second story, 6 feet, 6 inches. Estimated cost, \$2,950.





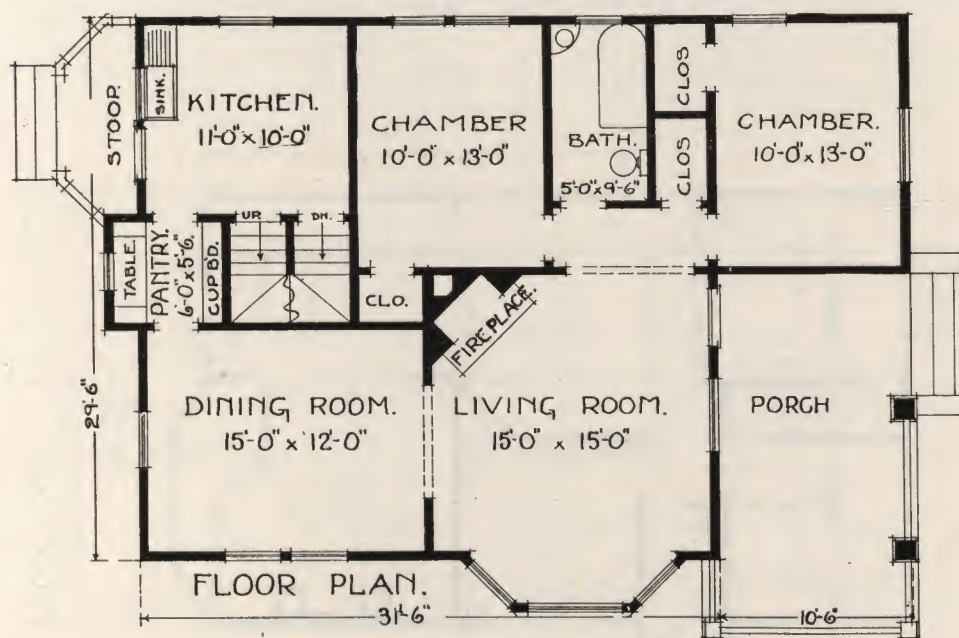


## DESIGN K 1396

This design is of a simple but attractive home. The exterior is of vertical boards with battens to cover the joints. It is remarkable what a picturesque effect can be obtained in this way when properly stained. Finish and floors of yellow pine. While a little expense has been put into it in the way of special features, it is so proportioned and designed that it has a very attractive home-like appearance. The entrance is directly in-

to the living room off of which are the dining room and chambers.

The chambers are on a hallway connecting with the bathroom and each has a large closet in addition to the linen closet off the hall. In the attic is space for an additional bed room and plenty of storeroom. There is a full basement with hot air heat. The width is 29 feet 6 inches; length, 31 feet 6 inches; height of first story, 9 feet 6 inches; estimated cost not including heating, \$2,350.





### DESIGN K 1398

Of the large number of bungalows shown in this collection none have greater charm or interest than this cozy little home shown in our design 1398. It is simple in the extreme, having a very plain hip roof which projects considerably beyond the walls of the main building, with exposed roof rafters.

A feature to the front treatment is a broad parapet, or overhang, extending clear across the front and supported by heavy brackets on each end, which gives a recessed effect to the front of the house. For the front porch we have merely an open platform with cobblestone ends and piers, between which vines are grown, producing a very pretty effect. How much a few vines or potted plants will add to the attraction of a home, either

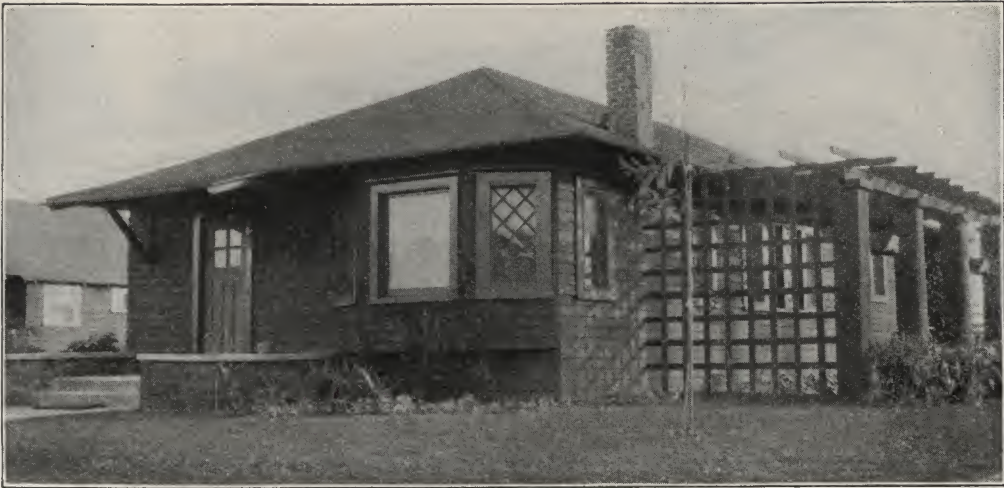
inside or out, and in this case it is shown how much these little things increase the attraction of the exterior.

The outside walls have been covered with a very wide shingle exposed 12 inches to the weather.

The interior gives practically one large living room across the front, though this room is partially divided by very short partitions. It is not a large building, being but  $27\frac{1}{2}$  feet wide by  $44\frac{1}{2}$  feet deep, and this cottage home is planned for an all the year residence, with hot air heating plant installed in the basement. Interior finish, fir, with fir flooring throughout. Basement 7 feet 6 inches high; first story 9 feet 9 inches. Estimated cost, \$2,400.







## DESIGN K 1317

No style of home allows for greater variety of informal, homelike arrangements both inside and out than the bungalow. For this reason a great many designers have gone to ludicrous extremes and have produced homes of the bungalow style which, while they are certainly ingenious creations, are mere curiosities, and are far from beautiful. The true intent of the bungalow style is simplicity.

This beautiful homelike little bungalow because of its utter simplicity and straightforward expression of simple means, is one of the most attractive homes in this collection. The living room is very attractive with its fireplace and broad bay window and its views in many directions. Good wall spaces have also been left for the davenport and

piano. Dining room and living room are directly connected through a wide cased opening and back of the dining room is a small hall leading to the bedrooms and bathroom. Finish and floors of yellow pine. While the illustration shows siding on the house, it will look equally well, perhaps better if shingled, and in either case, should be stained a mission brown with either a moss green roof or a dark maroon stain as the prospective builder may desire. The cellar occupies about one third of the ground area and is reached by an outside stairway. There is no heating plant. By providing a scuttle quite a storage space is available in the attic.

Estimated cost, \$1,400, in pine finish, exclusive of heating and plumbing. House is 24 x 33 feet. Height of first story, 10 feet.





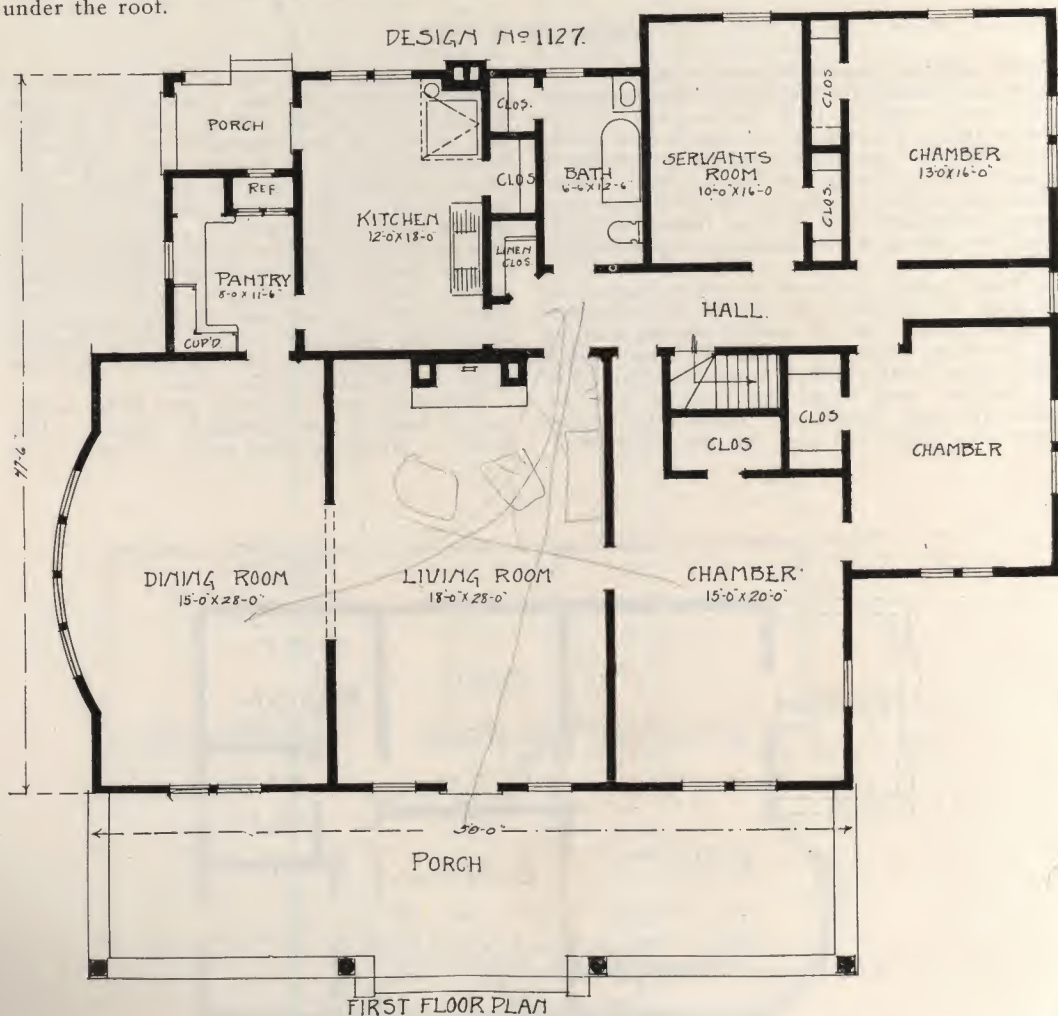
## DESIGN K 1127

A splendid bungalow design for a large family. Note the generous size of the rooms, the magnificent porch and the low spreading effect of the design. The exterior is intended to be of shingles, though cement plaster can be used with good effect.

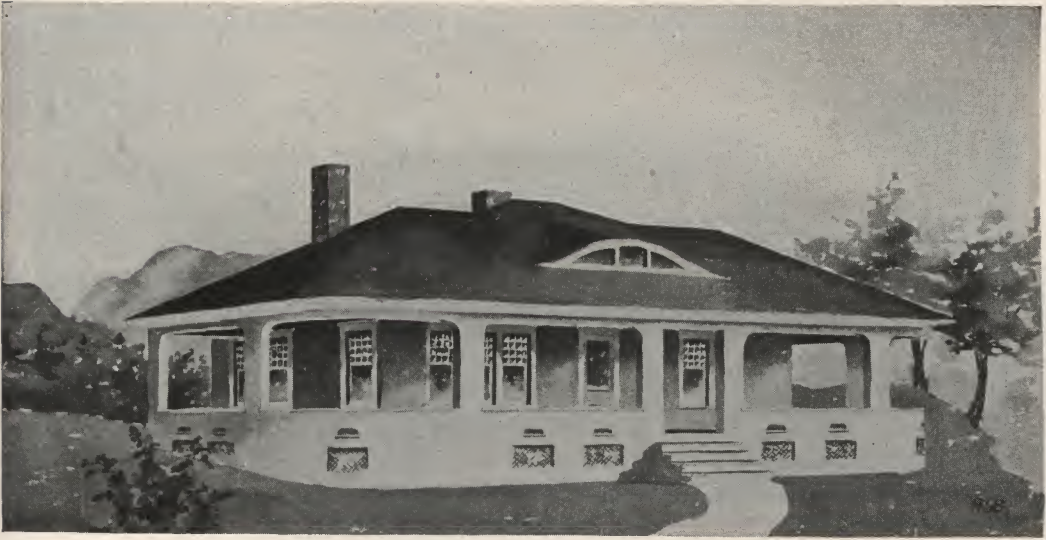
There is a bank cellar under the entire house, with laundry, hot air heating apparatus, etc. There is quite a large attic space under the roof.

The finish of the living room and dining room is intended to be of oak or birch, with hardwood floors, balance pine, poplar or cypress, painted or stained.

Width, 63 feet 6 inches; depth, 47 feet 6 inches, not including front porch or 3 feet 6 inches rear projection; height of first story, 9 feet. Estimated cost \$4,500.







## DESIGN K 968

This bungalow or summer cottage is one which has many points to recommend it, both as to exterior appearance and the arrangement in plan. In the first place, the low sloping roof and broad stretch of veranda give a very attractive outside effect. The magnificent veranda extending around on three sides is all that could be desired. One practically lives on the veranda of the summer home anyway, and money invested in such a feature, therefore, is, reasonably considered, well spent.

The library or living room is a splendid apartment with a very large open fireplace and seats on each side, the lids of which raise, forming wood boxes underneath.

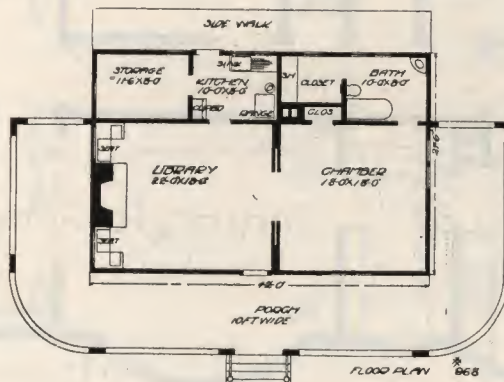
The bathroom off the magnificent large owner's chamber could be reduced somewhat in size, as also the closet off bath, and the

kitchen enlarged or a small storeroom made of one end of the closet, so that the storage room could be made into an extra chamber, either as a guest room opening off the living room or as a servant's room, opening off the kitchen.

The house rests upon a post foundation and two of the lattice ventilators are removable. The exterior is shingled and when stained a seal brown with dark bottle green for the trim and moss green roof, a very attractive effect is secured. The attic space is for ventilation only.

The finish of the rooms is pine, poplar or cypress, painted or stained.

Estimated cost, \$1,700; width, 42 feet; depth, 27 feet 6 inches; height of first story, 9 feet 5 inches.



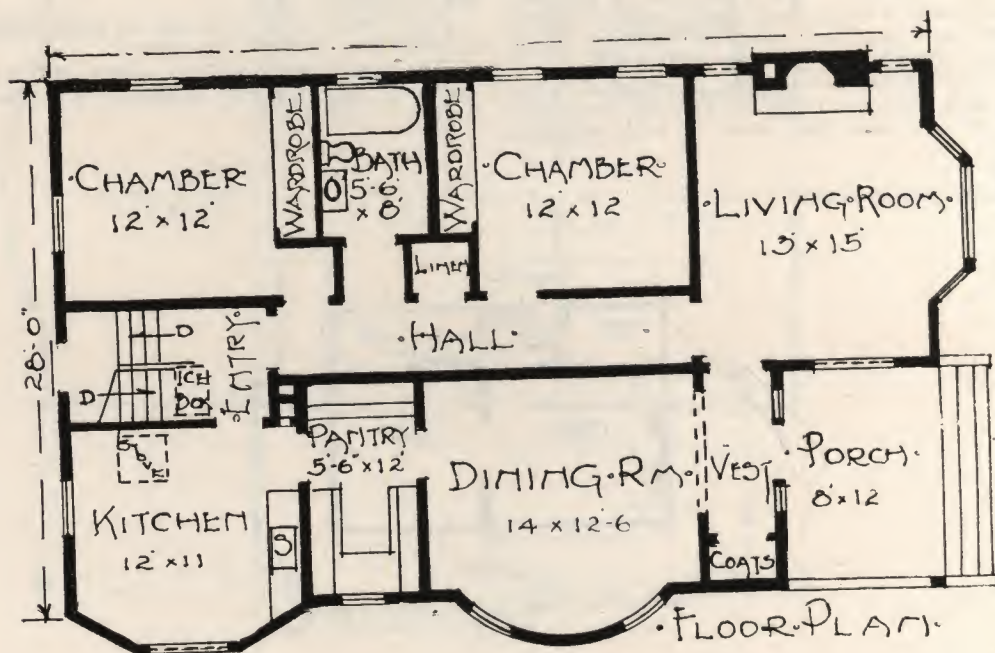


## DESIGN K 1451

The illustration shows a perfectly rectangular sided bungalow among semi-tropical vegetation showing what can be done when proper planting is made about the home. This bungalow contains living room, dining room, two chambers, bathroom, kitchen and pantry. There is a fireplace with brick facing, in the living room and from the vestibule is an ample coat closet. Under the rear portion is a seven-foot basement containing

furnace. The finish is of Georgia pine with Georgia pine floors throughout. The arrangement is compact and the wardrobes are so arranged that the bathroom is isolated, shutting off all noise. This should prove a very pleasing little home.

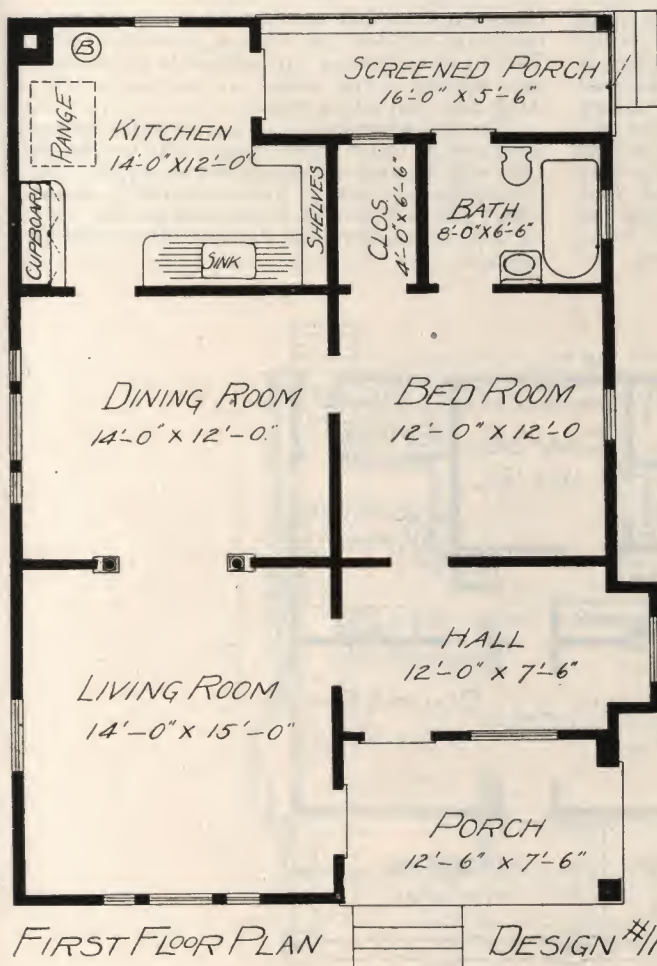
The size is 28 feet by 46 feet and the first story is 9 feet in height. There is no attic except for ventilation; with heating and plumbing, it is estimated to cost \$2,650.







DESIGN K 1120



A tiny little bungalow home that will certainly give satisfaction to the builder. The reception hall is a pretty feature of this design and leaves the living room for the privacy of the family. The latter connecting, as it does, with dining room through a columned archway, gives practically one long living room.

The bedroom is of good size with an extra large closet, ventilated by a window and bath opening off same. The latter also opens on a screened rear porch. An additional bedroom can be built where rear porch is now located if desired and the porch moved further to the rear of kitchen, without any difficulty. This slight change and adjustment is a matter which can readily be arranged for by simply attaching a memo of agreement to the contract with the builder, thus using the plans as prepared and avoid the necessity of having plans drawn specially to order, just to technically provide for this matter.

The exterior is intended to be of shingles though cement plaster can be used with good effect. There is no basement, but concrete foundation.

The finish throughout is of pine, poplar or cypress, painted or stained.

Cost, \$1,450; width, 27 feet 6 inches; depth, 41 feet; height of first story, 10 feet 6 inches.

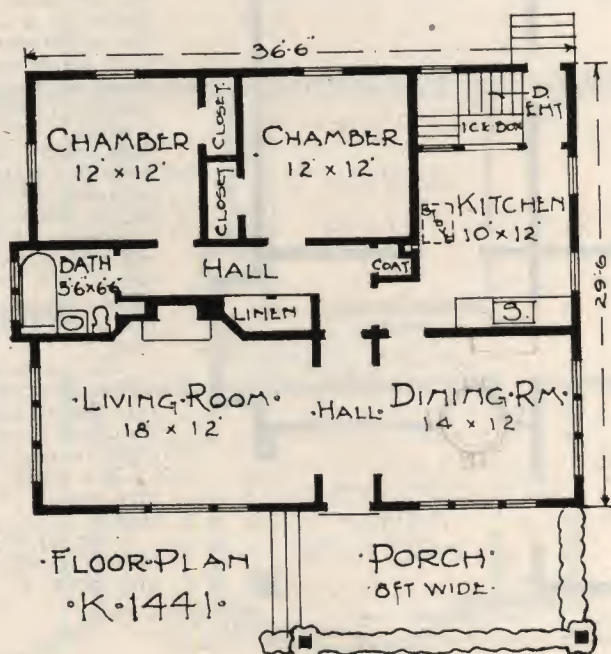


## DESIGN K 1441

We have here an interesting bungalow upon a pretty cobblestone foundation and porch piers supporting the columns. The plan is unlike many of our designs, as there is a small hall located between the dining and living room which also communicates with the private hall, where are located the two chambers and bathroom. The kitchen is conveniently located with stove and sink arranged that service may be carried on in the very simplest way. The ice box is in the entry with basement stair. The rear portion contains the

basement in which the furnace is located with necessary fuel bin and storage, 7 feet in height. The finish and floors throughout is of Georgia pine stained. The height of story is 9 feet. Attic for ventilation only.

The size upon the ground is 36 feet 6 inches wide and 28 feet 6 inches deep. The estimated cost with heating and plumbing is \$2,300. To the family desiring to live comfortably along where the lady of the house can do her own work to advantage, this design will especially appeal.





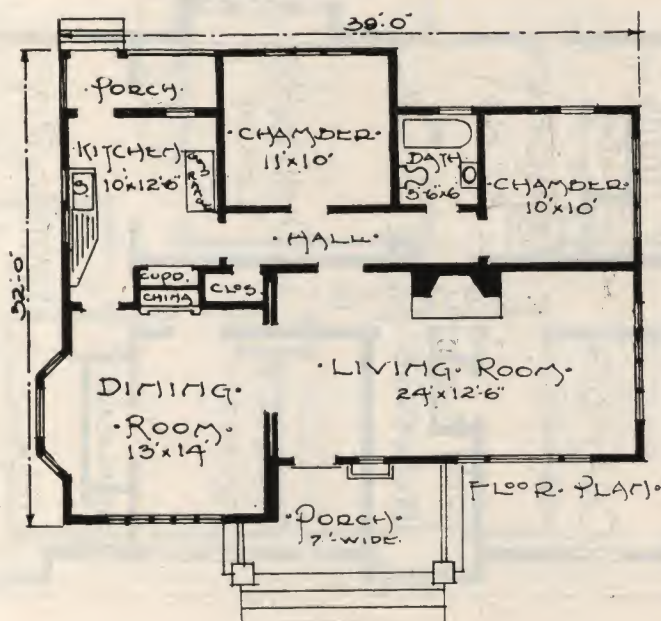


DESIGN K 1430

This little bungalow is very pleasing in its details, being somewhat on the craftsman order. The approach and width of steps gives a very hospitable appearance to the whole structure. A feature of the plan is the large living room lighted on two sides and containing a brick fireplace. The dining room is separated by sliding doors and contains a china cupboard and pleasing bay window. The kitchen is fitted up with cupboards, gas range, sink, etc., and opens upon a rear porch containing refrigerator. Two chambers and a bathroom with linen closet are situated upon

the private hall. The finish of the living and dining room and kitchen is of Georgia pine. The chamber portion is in white enamel. Georgia pine floors throughout. Exterior shingled but siding or stucco could be substituted if preferred.

The height of the story is 9 feet 6 inches. The attic is for ventilation only. No heating plant is contemplated or basement. The dimensions are 39 feet wide and 32 feet deep. The estimate cost including plumbing is \$2,150.



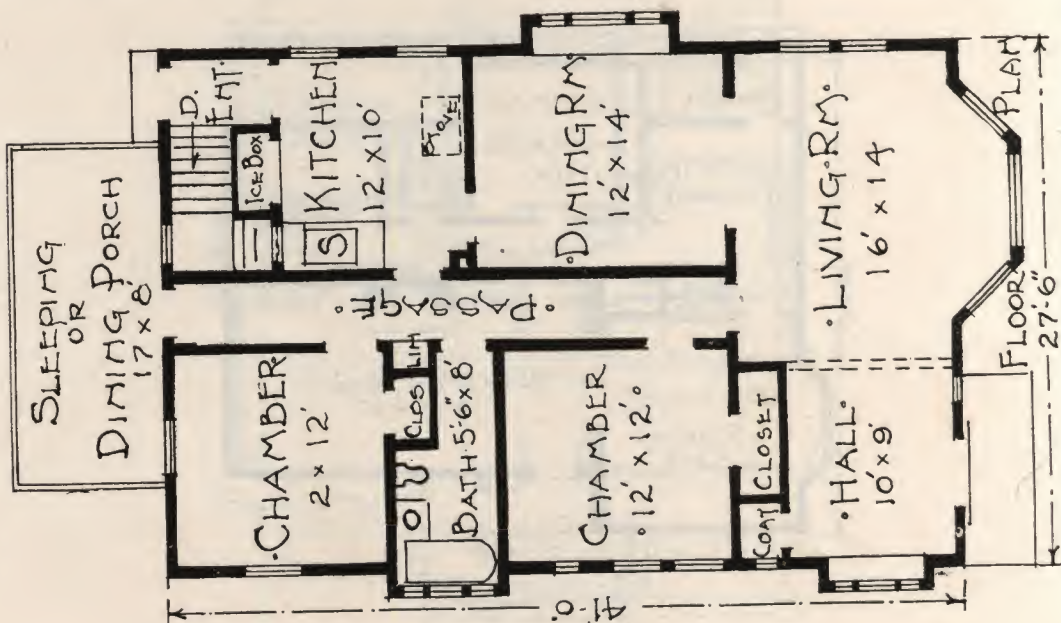


DESIGN K 1439

This is a particularly pleasing design after craftsman ideas, being covered with large shakes to receive a coat of stain, with a great overhanging of cornice, almost Swiss in its character. Entrance is made from a hall with coat closet, to the pleasing living room with bay. The dining room contains a pretty ledge window and is served from the adjacent kitchen which is very complete with stove, sink and ice box. The entrance to basement is also from the kitchen entry. The basement is under the rear portion only and contains a furnace and laundry. There are two chambers and a bathroom with linen closet located up-

on a private passage, which leads to a screened porch, intended for sleeping or dining purposes. The finish and floors are of Washington fir throughout.

Height of story, 9 feet. Attic for ventilation only. Size, 27 feet 6 inches by 41 feet. This is an especially attractive little home, the arrangement of rooms being somewhat unique and the rear porch being an especially desirable feature on account of the privacy possible. It is estimated that this bungalow can be built complete with furnace and plumbing for \$2,500.





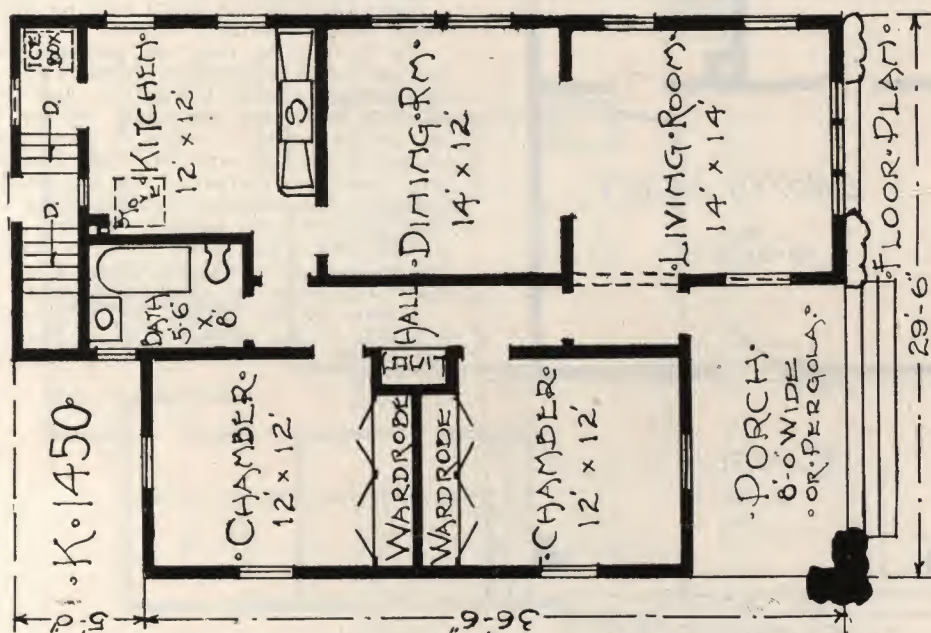


DESIGN K 1450.

This little bungalow in the Craftsman style is very pleasing with its window boxes and rough timbers of stained wood and cobble stone pier effects. To the artistic mind this design would be especially attractive. The living-room and dining-room are adjacent, connected with a wide cased opening. The kitchen is at the rear, with sink, stove, ice box, etc., all conveniently arranged, with basement stair going down from the entry. There are two chambers of good size, with ample ward-

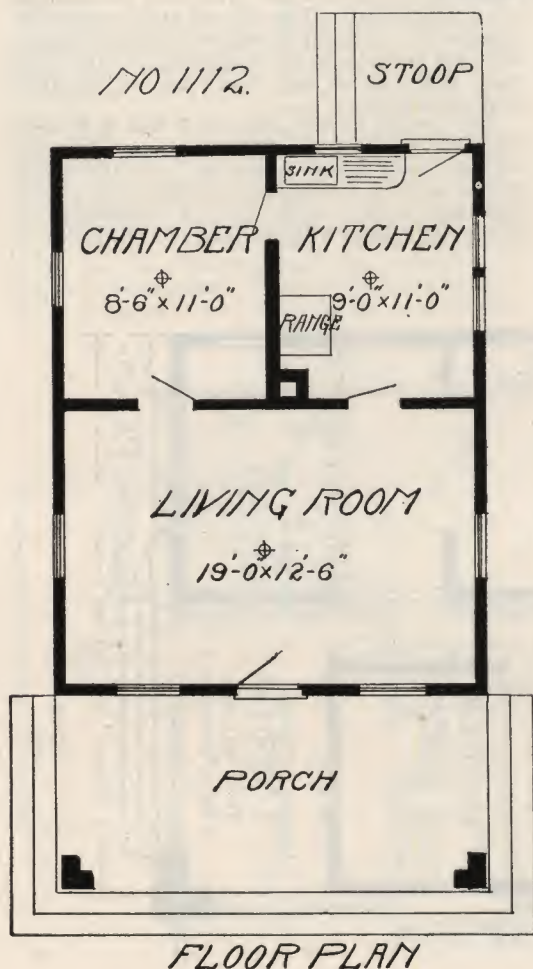
robes, a linen closet and bathroom, all opening on a private hall. There is no attic except for ventilation. A small basement is located under the rear portion only, containing a little furnace. The finish and floors are of Georgia pine throughout.

The height of the story is 9 feet 6 inches. The dimensions upon the ground are 36 feet 6 inches by 29 feet 6 inches with an additional projection of 5 feet for kitchen entry and basement stair. The cost is estimated at \$2,350 complete, with heating and plumbing.





DESIGN K 1112



This is another little bungalow that gives splendid satisfaction for a modest little home. The exterior is of siding, but may be shingled just as well if preferred.

Note specially the porch with its generous width and unobstructed view.

By raising the pitch of the roof slightly and putting in a couple of dormers and a little stairway between living room and kitchen, possibly increasing the depth of the house two or three feet, a couple of rooms can be located in the attic, and this slight change can very readily be arranged for by simply attaching a memorandum of agreement to the contract with your builder.

The finish throughout is of pine, poplar or cypress, painted or stained. There is no basement and stoves are used for heating.

Width, 20 feet; depth, 21 feet; exclusive of porch, height of first story, 9 feet. Estimated cost, not including heating and plumbing, \$500.



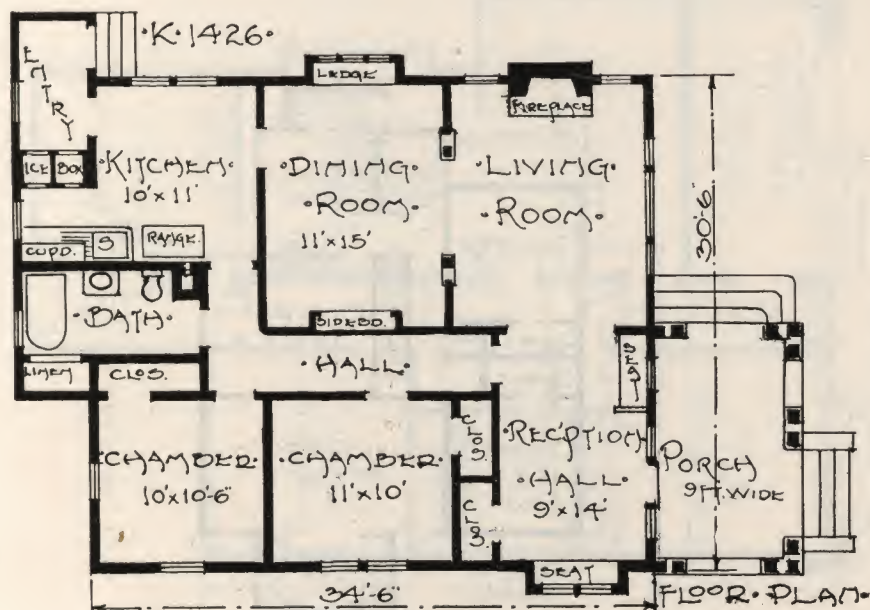


DESIGN K 1426

The porch and pergola effect of this bungalow is very charming, but for purposes of economy the pergola has been omitted from the working plans. The body is of shingles, stained, with white trimmings. From the porch entrance is made to a reception hall containing coat closet and a seat. The living room is reached through a wide opening with a brick-faced fireplace opposite. A columned opening communicates with the dining room, which contains a sideboard. The kitchen is conveniently and completely fitted up with ice box served from the entry. A private

hall gives access to two chambers and a bathroom with linen closet. The finish and floors are of Georgia pine, stained. The arrangement of the principal rooms, opening up as they do, makes a very charming home.

The height of the story is 9 feet 6 inches. There is no basement and no heating plant, but same could be provided if desired. There is a large ventilated attic space reached from a scuttle. The width is 30 feet 6 inches and the depth 34 feet, exclusive of projections. Estimated cost, \$1,875, completely finished with plumbing.

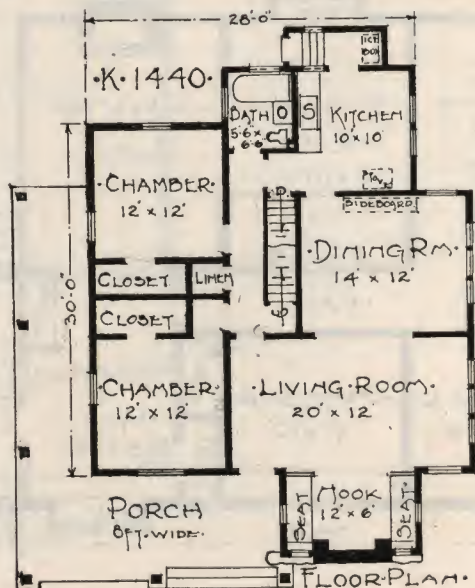




DESIGN K 1440

The principal feature of this design is the broad, plain roof, shingled walls and the pleasing cobblestone chimney showing externally. A wide craftsman door leads to the ample living room, a pretty feature of which is the nook with fireplace and seats. The dining room is immediately back of the living room connected by a wide casied opening. Georgia pine finish and floors. The kitchen is adjacent and very conveniently arranged as to position of stove and sink. The basement stairs are centrally located and convenient. There is an entry with steps inside, containing the ice box, a

feature that will be appreciated in cold climates. There are two chambers with large closets and a linen closet from the hall with a pretty bathroom. In the attic is ample room for a servant's room and large storage space. Size exclusive of projections, 28 feet by 30 feet, but the entire width on lot is about 40 feet. Basement height, 7 feet 6 inches; first story, 9 feet; attic space 8 feet 6 inches, or as desired. Estimated cost, including basement under rear portion and a small furnace, \$2,200.





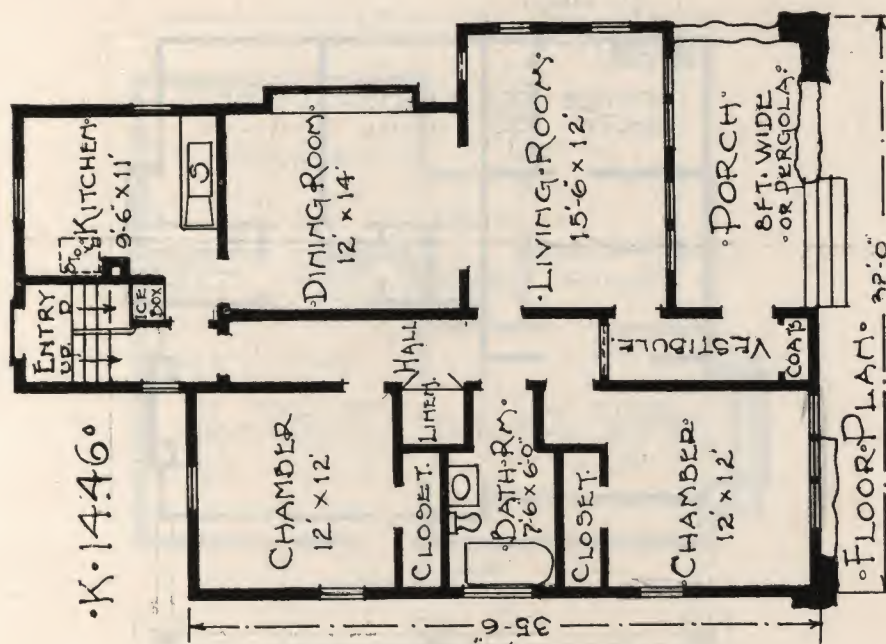


DESIGN K 1446.

The particular feature of this little bungalow is the cobbler stone piers. A pergola effect is shown over the porch, but the working drawings provide for a roof, retaining the beam ends as indicated. The living-room is of generous size and opens into the dining-room. The arrangement of the kitchen for service is very complete. From the entry the ice box is served and one may pass to the basement or out doors. The basement is 7 feet 6 inches high and contains a small furnace. Upon a private hall are two chambers, each with a

closet, a linen closet and a bathroom, finished in white enamel. The balance of the house is finished in Georgia pine with Georgia pine floors throughout. Attic space for ventilation.

The height of the story is 9 feet 6 inches. The attic space affords ventilation only. The size is 32 feet wide and 35 feet 6 inches deep with an additional projection at the rear for kitchen and stairway. A narrow lot would accommodate this design very nicely. With heating and plumbing this design is estimated to cost \$2,350.



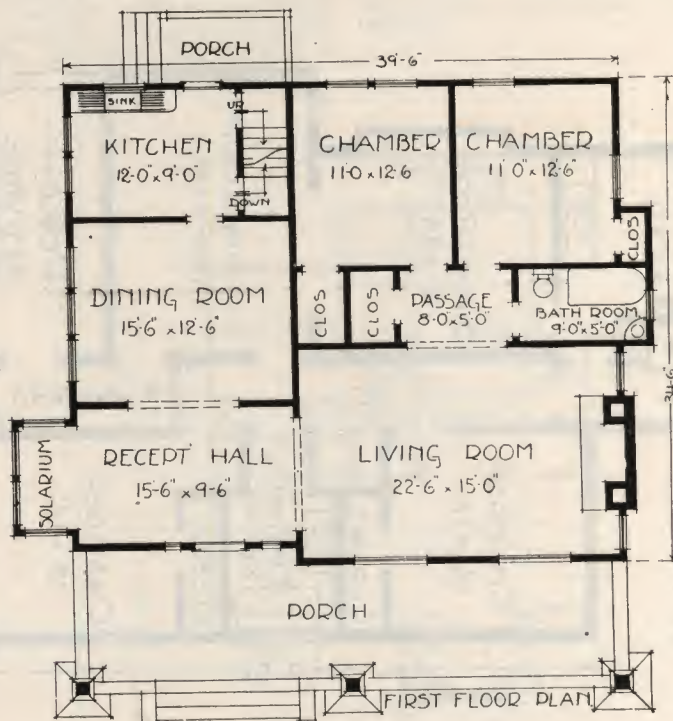


DESIGN K 1397

A very attractive home designed as a bungalow is here shown by photographic reproduction of house as actually built on the western coast. The owner has used a combination of concrete and wood, the porch piers, wall and rail being built of cement. Siding used for the exterior walls. We think that a substitution of shingles would be most effective. A particular feature of the porch is the heavy timber treatment in the upper beam, with the roof rafters resting on same and projecting several feet beyond to give shelter to the porch from the hot sunshine of that part of the country.

The living portion of the house is all on one floor; the same provides a splendid large living room, off of which, through a narrow passage, are the two chambers. Finish, pine, poplar or cypress. This home was built for winter occupancy and basement is provided under the main house, with small hot air furnace, laundry and storage room. Attic for storage and ventilation only.

Width, 39 feet 6 inches. Depth, 36 feet 6 inches. Height of first story, 10 feet. Estimated cost, \$2,700.





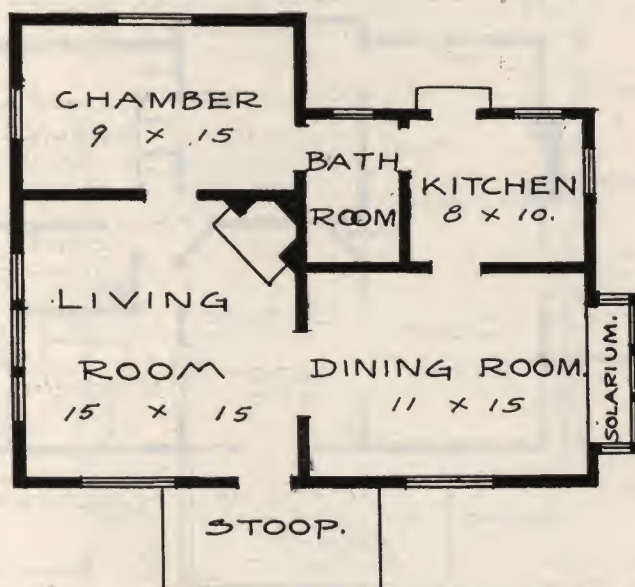


## DESIGN K 1305

One sees at a glance that the owner or builder of this cosy home which can readily be adapted for winter use if desired, has an eye for the artistic. The exterior while really a plain design has received just the necessary touches to take it out of the commonplace. The low hedge bushes at the side make a border for the setting, and the plainness of the unroofed porch is relieved by the plants. Probably that which gives the most character to this bungalow is the broad extending eaves, which project so far that a shadow is thrown across one half of the windows. The main portion of the house is

batten construction with the gables shingled. Brick piers and girders are used to carry the house, there being no basement, cellar or heating plant. By placing a scuttle in the ceiling a good attic storage space can be reached.

A photograph does not do a dark stained building like this justice. A green roof, white trim, and brown stained boards would add very much to its general appearance. Finishing the inside with plaster walls, yellow pine finish, including floors, the estimated cost is placed at \$1,400. Ten-foot studding is used. House is  $31\frac{1}{2}$  feet wide by  $25\frac{1}{2}$  feet deep.





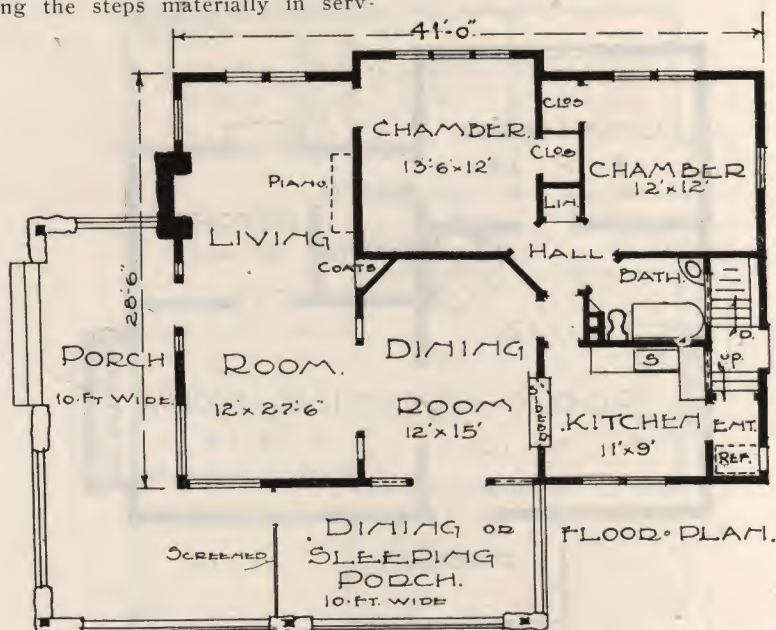
DESIGN K 1463

Could anything be more picturesque and charming than this little bungalow with its cobble stone chimney topped out like an Italian bell tower, its "shakes" on side-walls and craftsman details. Note the wide spreading eaves, casting a wide, cool shadow and the "louvres" boards in the gable to allow a constant current of air to temper the attic space, thus insuring cool rooms below.

Picture the living room with a cobblestone fireplace, the piano opposite with a glimpse through the columned opening across the dining room to side board and French doors opening to the screened dining porch. A little hall intervenes between kitchen and dining room which is itself closed to the private hall of the chambers by a door. This keeps the smell of cooking from those rooms without increasing the steps materially in serv-

ing. The refrigerator is iced from the outside and from its position in the entry one may go down three steps and outside or continue on to the basement. This does away with extra outside stairs to basement for removing ashes or laundry. Note the feature in many plans of this collection. Screen or storm sash is used at side of stair. The chamber portion in white enamel and birch floors is unique in arrangement and convenience. Dark stained, slash grained fir is used in living and dining room, natural in kitchen.

Basement, 7 feet 6 inches; containing laundry and hot water boiler under rear portion only. First story, 9 feet. Size 28 feet 6 inches by 41 feet. Brown stain, green trim and white painted sash, exterior. Estimated cost, \$3,300.







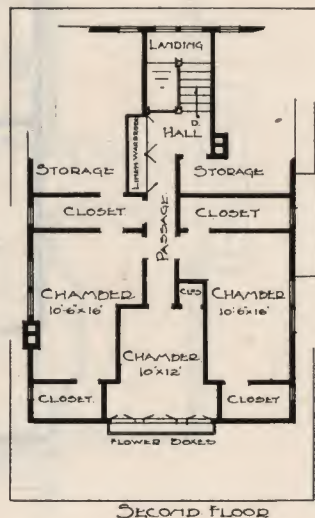
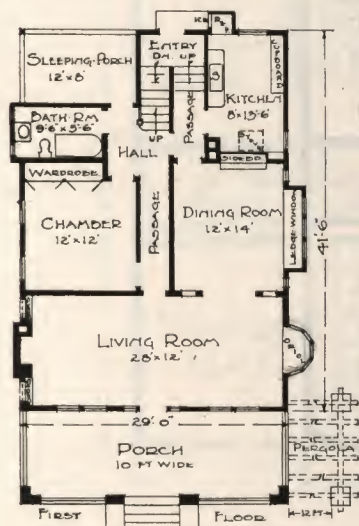
DESIGN K 1465

The general lines of this bungalow are very simple but the detail of roof dormers, porch piers and pergola give character to the whole, making it very pleasing. Brown stained siding, shingles and timbers, white sash, green roof and rough red brick make up the color scheme. The living room is impressive with its brick fireplace and books at one end and the quaint oriel window at the other. The sideboard and ledge window of dining room can be seen through the columned opening. These rooms are finished in dark stained Washington fir. As in some other plans a passage intervenes between kitchen and dining room, a very short distance, but enough with the two doors to keep out the cooking

smell. Note that the stove and sink are handy to the serving door and well lighted. The finish and floor is of hard pine. Four steps in passage lead down and out, or continue to the basement, which is 7 ft. 6 in. deep, under rear portion only and contains laundry and hot water plant.

Ashes and laundry may be carried out from this stair without passing through the kitchen.

First story, 9 feet; second story, 8 feet 6 inches; basement, 7 feet 6 inches. Size, 29 feet by 41 feet 6 inches, without projections. Estimated cost, \$3,600 without plumbing or heating. The pergola could be omitted for economy.





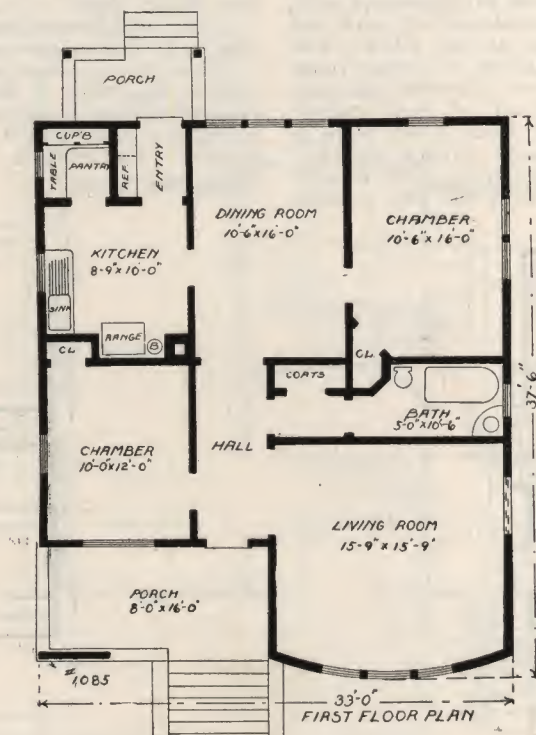
DESIGN K 1085

In this bungalow design we have a cottage containing a good-sized living room, two chambers, a spacious dining room; also a kitchen with pantry and entry completely equipped with necessary cupboards, shelving, etc., and place in entry to provide for refrigerator. The recessed front porch with its arched corner gives individuality to the design. The exterior, being entirely of shingles, stained, also gives a softness in color effect

that is especially adapted to this character of bungalow.

There is a stone underpinning, but no cellar. The finish of the living room, hall and dining room would be of hardwood, with hardwood floors included in these rooms; also bath and kitchen. There is a good attic with ample storage space.

Width, 33 feet; depth, 37 feet 6 inches: height of first story, 9 feet 5 inches. Estimated cost, not including heating, \$1,750.





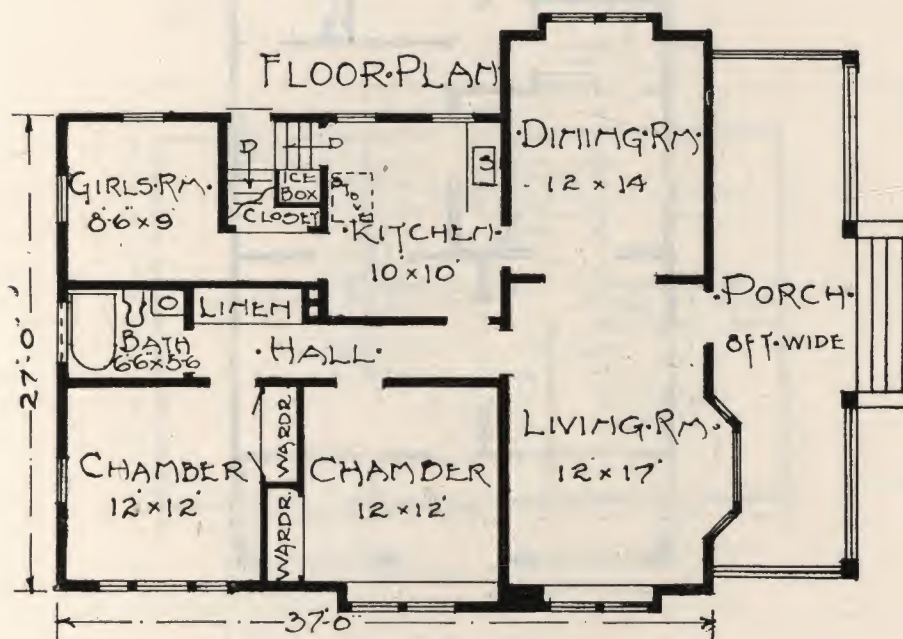


DESIGN K 1452

This attractive little bungalow design is built on simple lines and the floor plan is very conveniently arranged. The dining room and living room are adjacent. There are two chambers, maid's room, kitchen and bath with linen closet and wardrobes. The exterior is covered with "shakes" to receive a coat of stain. There is basement under the rear por-

tion in which the furnace is located. The finish and floors are of Georgia pine throughout of natural finish. The attic space affords ventilation only.

It is 27 feet by 37 feet long, exclusive of porch, and the story is 9 feet. The estimated cost including heating and plumbing is \$2,000.



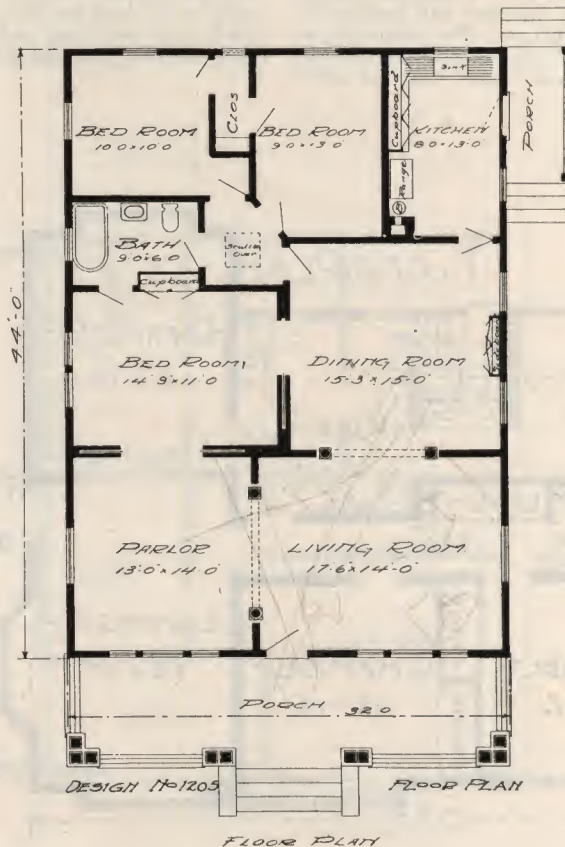


DESIGN K 1205

This snug little bungalow with its coupled columns and sided exterior is very pleasing. It contains parlor, living room, dining room, three bedrooms, a bathroom and kitchen with an entrance to a side porch. The columned openings of the principal rooms give a very charming interior effect and the sliding doors make it possible to use the larger bedroom for other purposes in connection with the

other rooms. The finish and floors are of Georgia pine throughout. There is a basement under the rear portion only, containing a hot water heating plant. There is a good attic space reached from a scuttle.

The width is 33 feet, the depth 44 feet, and the height of first story 10 feet 4 inches. The estimated cost including heating and plumbing is \$2,800.







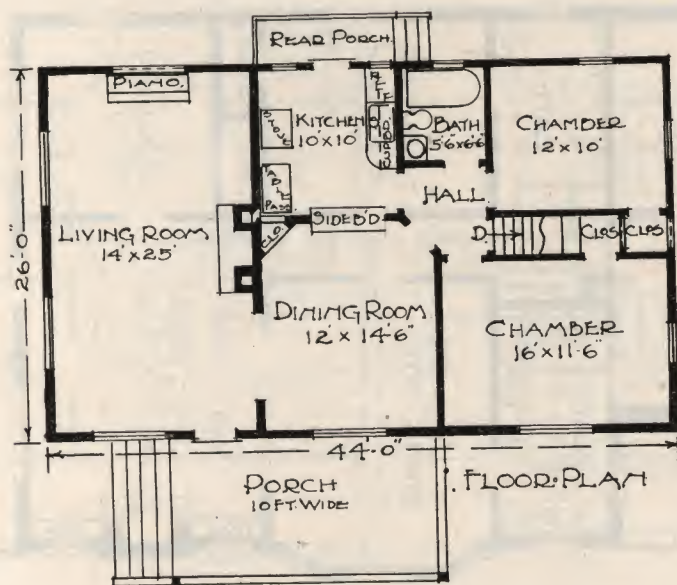
## DESIGN K 1469

This bungalow is simplicity itself in external appearance, yet it is just the simple plain lines that give character to the craftsman style. Shingles, shakes or clapboards are used for the wall covering with a cobblestone foundation including porch. The basement does not extend under the living room, there being ample space in the remainder for vegetable cellar, laundry, fuel bins and furnace.

Note the splendid proportions of the living room with its fireplace and abundant opportunity for placing of furniture. A cased opening leads to the dining room which contains a sideboard, a china closet with a "pass" to the kitchen and a door opening upon a small

hall from which one may go to the kitchen, the bathroom, down to basement or to the chambers.

The kitchen is one of the most complete in the book with its refrigerator iced from the outside, the adjacent sink and cupboards over it. On the other side is the table and the stove where a good light falls upon it. The chambers have each a good closet and from that of the front chamber one may go up to the attic space which is ample for good storage. The finish is of Washington fir. Basement, 7 feet 6 inches; first story, 9 feet. Size 44 feet by 26 feet. Estimated cost, \$2,500.





### DESIGN K 1118

A one-story bungalow intended for cement block exterior walls with shingles around porch. Shingles can be used throughout or brick just as well if desired. There is no basement intended, only cement block foundation wall, but a "bank" cellar could be put in very nicely, or full basement, by simply carrying the outer walls down.

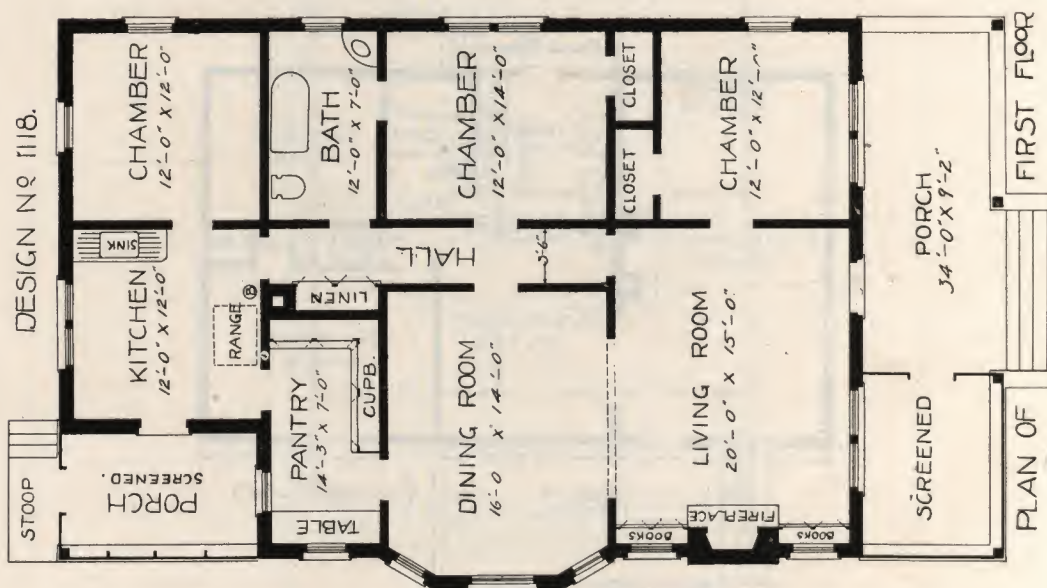
No attic is provided, except for ventilation.

The finish of the main rooms of the house

is oak or birch, with hardwood floors. Balance to be pine, poplar or cypress, painted or stained.

The attic space is large and by locating a stairway and the addition of some dormers to the roof, some very desirable rooms could be obtained.

Estimated cost, \$2,800; width, 34 feet 2 inches; depth, 51 feet 2 inches; height of first story, 10 feet 3 inches.







DESIGN K 1357

A large, rambling summer cottage of the bungalow order, with a porch extending clear across the front and around the entire length of one side. This porch is secured by the continuation of the main roof.

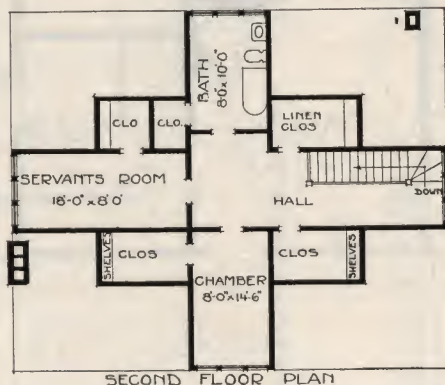
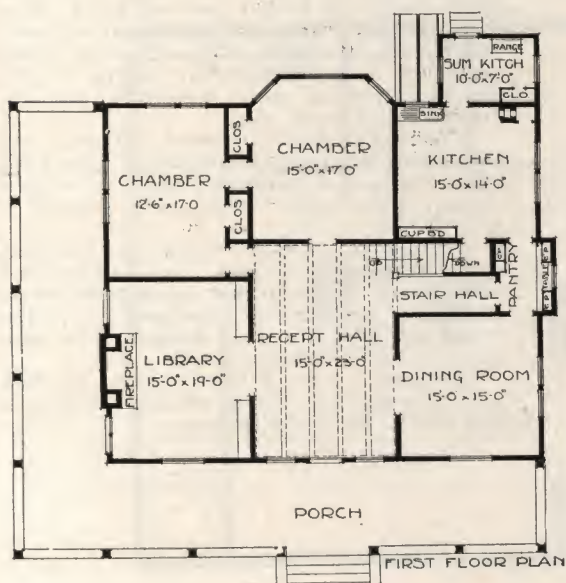
While chambers are provided on the second floor, they are not full height and it is not intended to finish them. Bath room is secured also on the second floor. This style house is planned for the lake side, but can be treated for winter occupancy if desired.

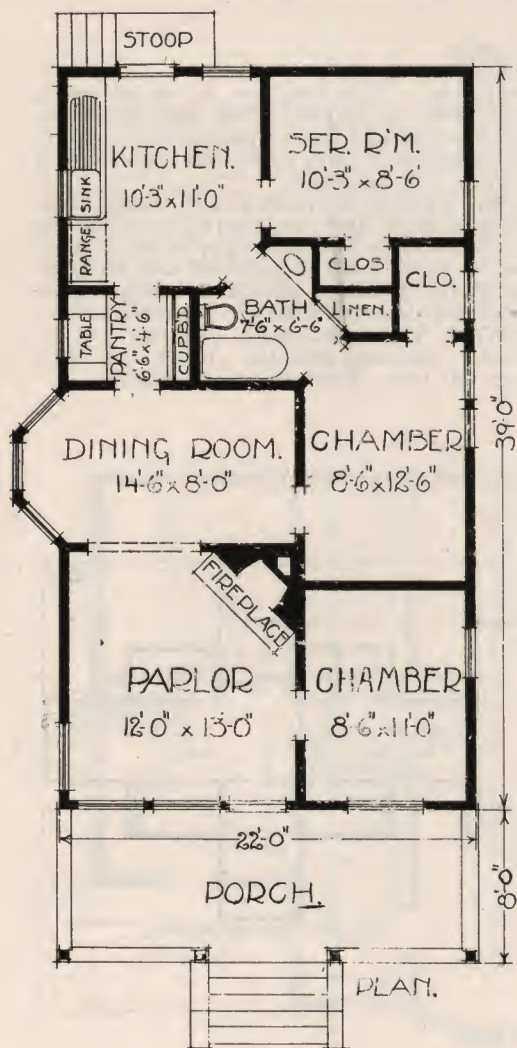
The interior treatment is in yellow pine and birch natural finish, with a heavy beamed ceiling in the main hall. Maple flooring used

throughout. The fireplace to be of rustic order, with no mantel. Two splendid chambers are provided on the ground floor, which, with a servant's extra room above, gives good sleeping accommodation.

The exterior is treated with rough drop siding stained, the same being used on the outside of porch and built right to the ground. Only a small cellar is provided and no heating plant. There is abundant storage space under the low portions of the roof.

Width, 46½ feet; length, 37½ feet. not including summer kitchen. Height of first story, 10 feet. Estimated cost, \$3,200.





### DESIGN K 1246

A little bungalow home, especially adapted for a rather narrow lot. The maximum of available space without any waste room is secured in this design. There is a fine living room with a dining room at rear through a seven foot six inch archway. While dining-room is a little narrow, it is so in connection with main living room, that it answers nicely every purpose. The front bedroom can readily be used for library or study or den, as there would still be left two bedrooms. Note the extra large closet of the central bedroom, which connects with bath, off from which there is a linen closet. The pantry is completely fitted up with cupboards and the kitchen is of good size.

The interior finish intended in living room and dining room is oak or birch with hardwood floors and hardwood floor in kitchen. Balance pine, poplar or cypress, painted or stained.

There is no basement, though one can readily be arranged if desired. The foundation is of concrete. The exterior is intended to be clapboards or shingles, but cement exterior would go well for this design. The attic space is for ventilation only.

Estimated cost, \$1,750; width, 22 feet, not including bay; depth, 30 feet; height of first story, 10 feet 3 inches.

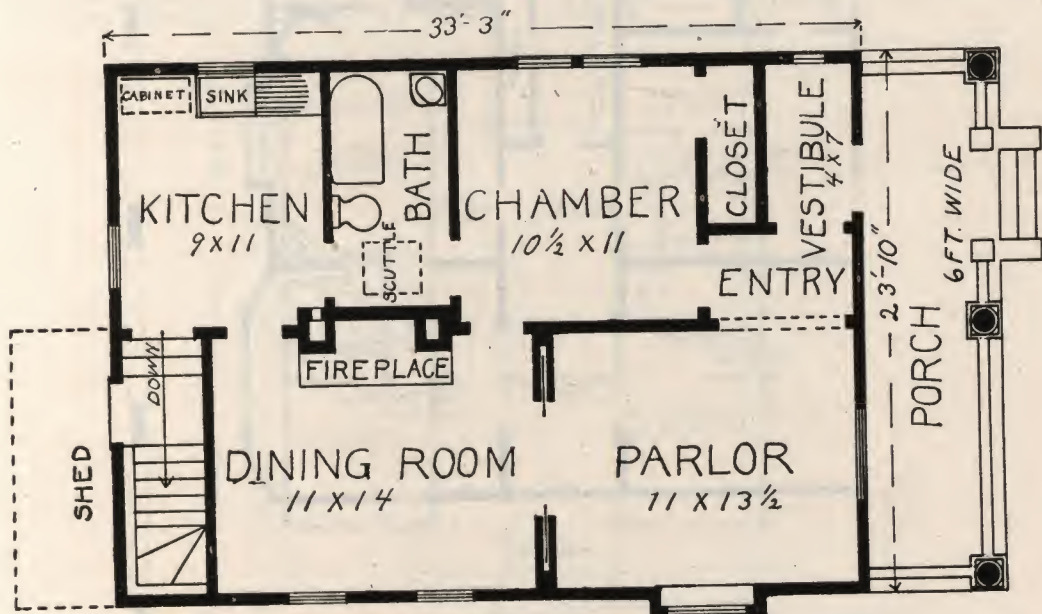




DESIGN K 1353

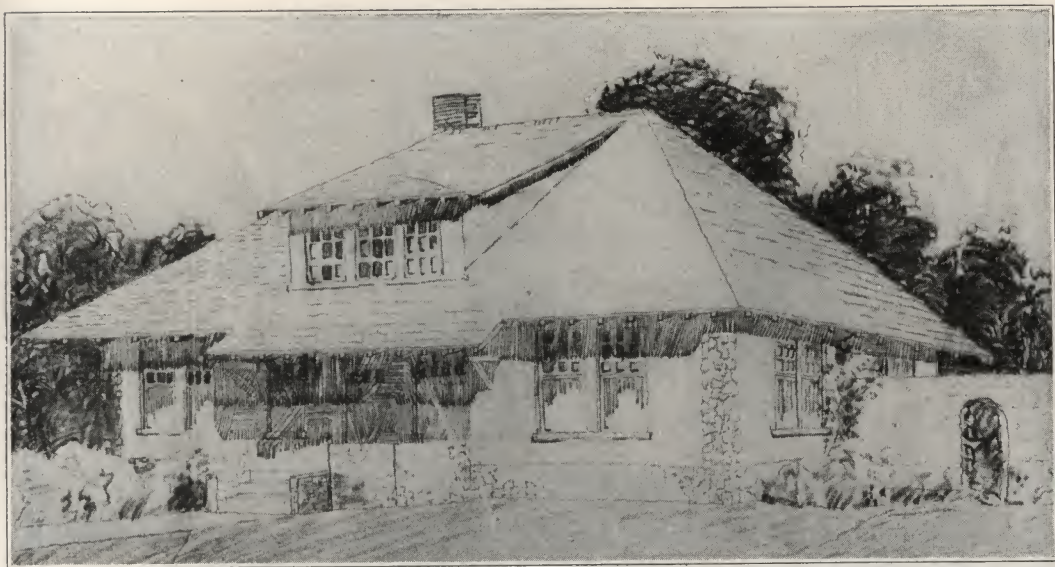
Our design K 1353 is just the home for a couple. It is a dear little cottage "built for two," being as complete within its four walls for the use of a young couple as a more pretentious home of larger dimensions. The porch is six feet wide, entrance is into a good sized vestibule which connects with an entry. Through a broad cased opening we enter the parlor which is embellished on one side with a window seat. Sliding doors connect this with the dining room in which is a broad brick fireplace. This is a very cheerful place to have it for nowhere is a fireplace more

appreciated than in the dining room on a chilly fall morning, or evening. Connecting with the dining room are both the kitchen and chamber, between which is the bathroom. The chamber is also connected with the entry. Finish, yellow pine. Floors in bathroom and kitchen of maple, balance of yellow pine. There is a full basement containing laundry, fuel bins and furnace. Size, 23 feet 10 inches by 33 feet; basement height, 7 feet 6 inches; first story, 9 feet 9 inches. A scuttle leads to attic space. It is estimated that the cottage will cost \$1,700.









## DESIGN K 1467

Built of stucco veneer with clinker brick foundation and corners and all rafters exposed, this six-room cottage is both unique and practical. Great economy of floor space is practiced in the omission of the useless front hall. The room does not seem at all public, owing to the deep hood over the entrance door.

The roomy living hall, 15x24, being accessible from two ways is most comfortable with its open fireplace and built-in book shelves. Finish and floors Washington fir.

It is never artistic nor sanitary to permit a bathroom to open directly into a living room. In this little cottage as little space as possible is wasted in a hall, still it serves three doors and a linen closet.

To have immediate access to the kitchen

and still to avoid the odors is another commendable feature. The little hallway also gives access to a chamber and store room above.

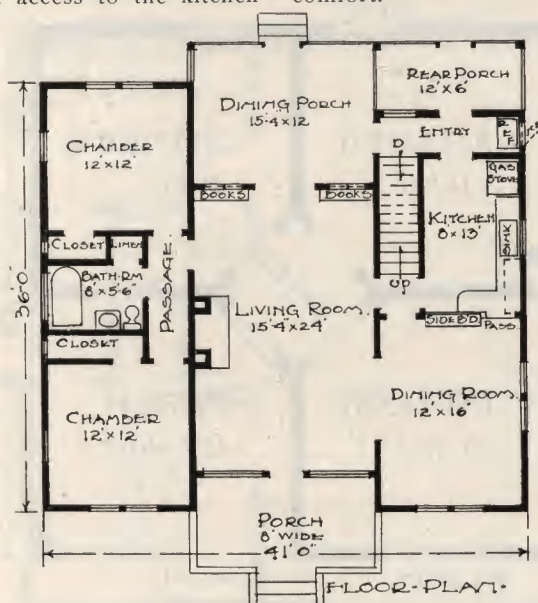
To assist in serving, a pass door is placed at the right of the buffet. It is a great time saver, as the long sink board makes an ideal serving table.

The rear porch is screened, also the living porch.

With no step-down to the porch, serving in the dining porch is almost as easy as in the dining room.

Basement 7 feet 6 inches high under central portion, with furnace. First story 9 feet. Size 41 feet by 36 feet.

For \$2,750 this bungalow is a model of comfort.





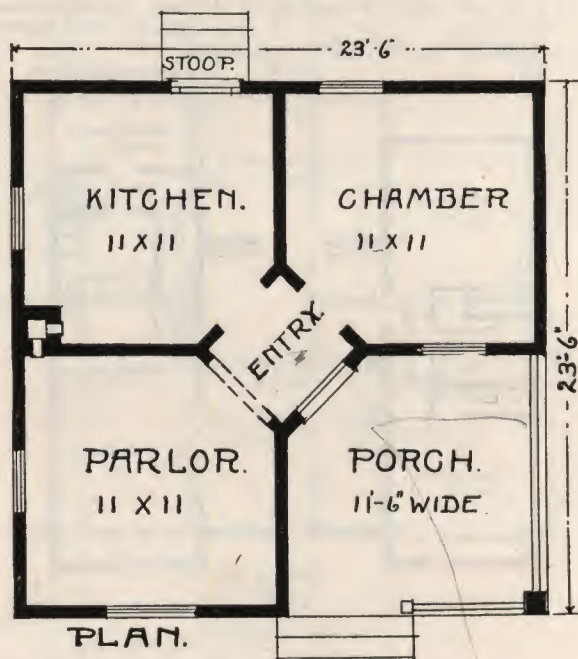
DESIGN K 1365

The accompanying design is on similar lines to No. 1361, the principal difference being that a porch is provided in the space taken up by the fourth room in the other design. This treatment reduces the cost quite a little. Posts are used for foundation with lattice between. It is figured with the use of drop siding and not ceiling the inside walls, pine finish throughout, prepared roofing ma-

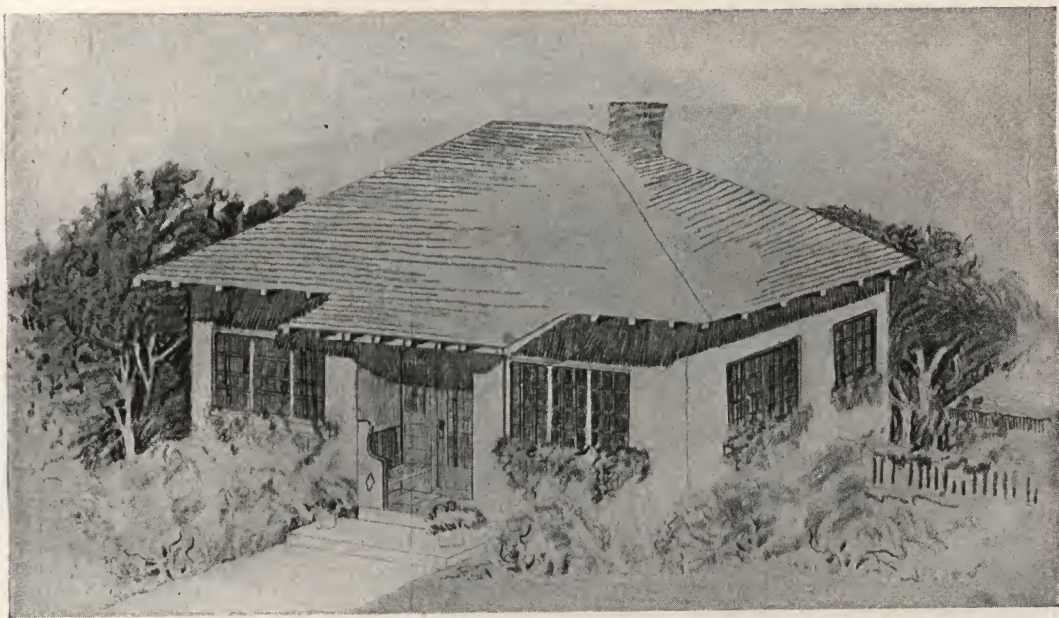
terial on the roof, stock mill work designs, that the cost of all material and labor for the \$400.

There is a scuttle over the kitchen leading to the attic space which receives light from the little dormer window in front.

Size 23 feet 6 inches by 23 feet 6 inches. Height of story 8 feet 6 inches.







## DESIGN K 1468

Believers in the simple life will be attracted to this plain little cottage. The designer has kept in mind the essentials and kept away from the superfluities. The exterior is cemented over and it is covered by a simple hipped roof of shingles.

The homelike little entrance with its seat promises well for the man with a pipe after dinner. The large living room contains a fire-place in a nook as illustrated.

In front on either side of the entrance is a shallow alcove containing a "bunk."

This supplements the sleeping accommodations wonderfully. Sufficient privacy is provided by curtains from the beam overhead. There is a well appointed kitchen and entry

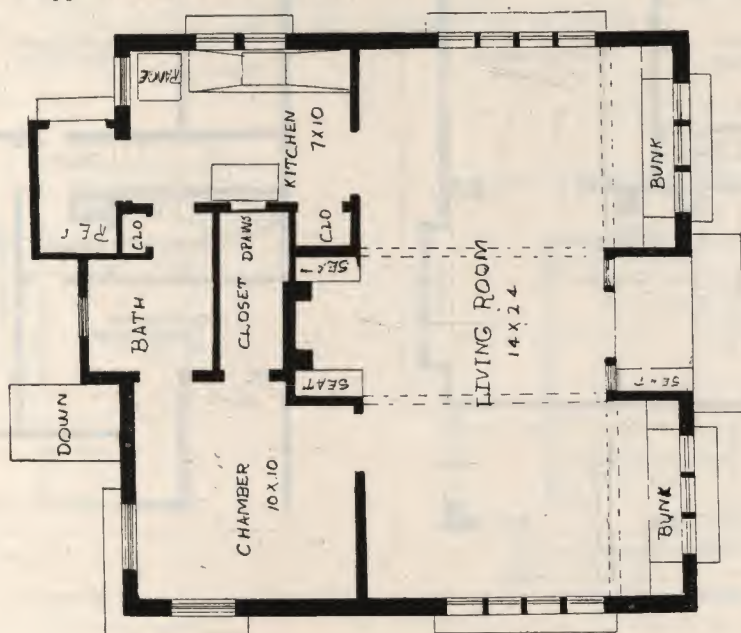
with refrigerator space.

The chamber opens upon a bathroom of good size and a large closet.

The pipe from the kitchen range goes through this closet to enter the chimney unless gas is used. If basement and heating plant are desired the rear of this closet is occupied by the stairway with entrance near the kitchen and bathroom.

The interior finish is of fir in the mission style with rough plaster. The ceiling is 9 feet 6 inches in height. Size 25 feet by 35 feet 6 inches.

The estimated cost to build this cottage is \$1,500 without heat.



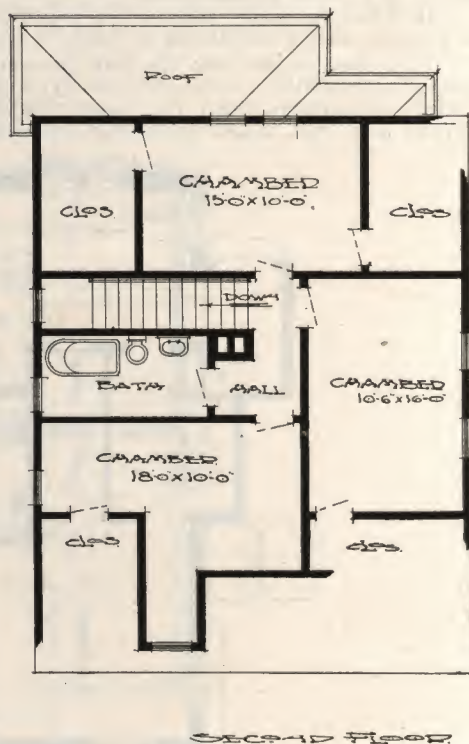
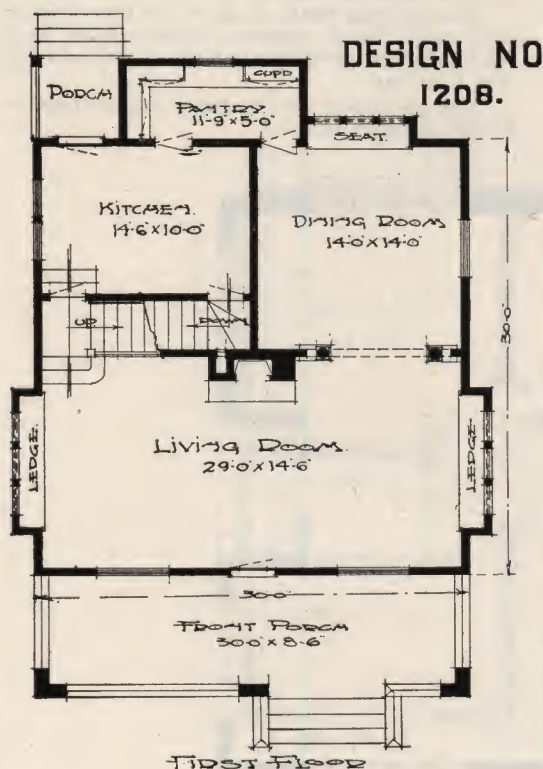


DESIGN K 1208

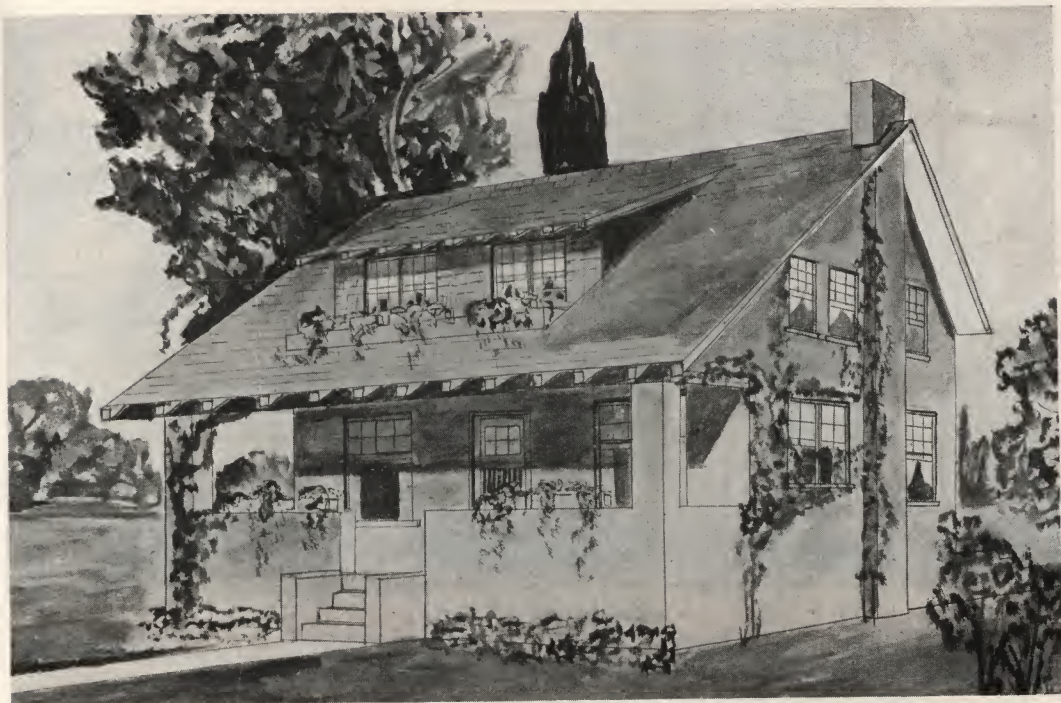
A simple little bungalow in stucco. It needs attractive planting of shrubbery at the base and about the grounds to give it a proper setting. The living room occupies the entire width of the design and contains a fireplace and attractive ledge windows at each end. The stair is in combination from living room and kitchen with basement stair beneath. There is a columned opening to the dining room which also communicates with the kitchen through the pantry which is completely fitted up with cupboards, etc. On

the second floor are three chambers and a bathroom. The finish is of Georgia pine with Georgia pine floor throughout. The basement extends under the entire house and contains a small furnace. The size upon the ground is 30 feet square exclusive of projections. Height of basement, 7 feet 6 inches; first story, 9 feet 3 inches; second story, 8 feet 3 inches to 5 feet 4 inches for lowest wall height.

The estimated cost as described is, \$2,775.







DESIGN K 1466

This cottage is built with a brick foundation, then the usual wood framework covered with metal lath and plastered over with cement plaster.

There is a full cemented basement containing laundry, furnace room with coal bins, and a large storage room with closet.

The first floor contains a living room, sixteen by twenty-two, with a large window for plants and open fireplace with built-in seat. The living room and dining room have beamed ceilings. Finish Washington fir.

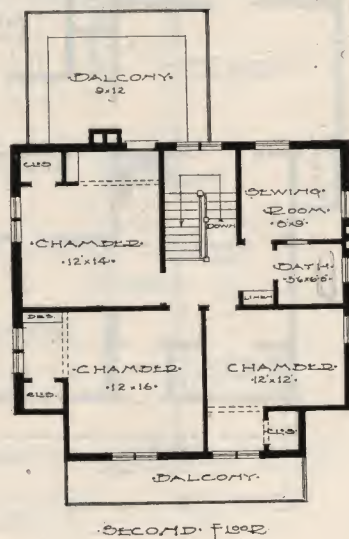
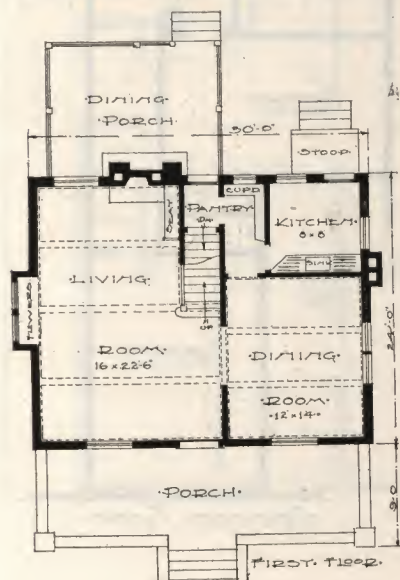
The kitchen belongs to the convenient kitchenette class. Access may be had to the dining porch through the pantry.

It has a huge brick fireplace, is screened and glazed, and French doors lead to the living room.

Several square feet of space are gained by the projection of the dormer windows. Chambers which would otherwise be narrow and gloomy are given an air of spaciousness.

Though only 24 feet, by 30 feet on the ground, three fair sized chambers are obtained, also a sewing room eight by nine. Two of the rooms have level ceilings.

A rear bedding balcony is provided. It is estimated that this house can be built complete for \$2,750.







DESIGN K 1165

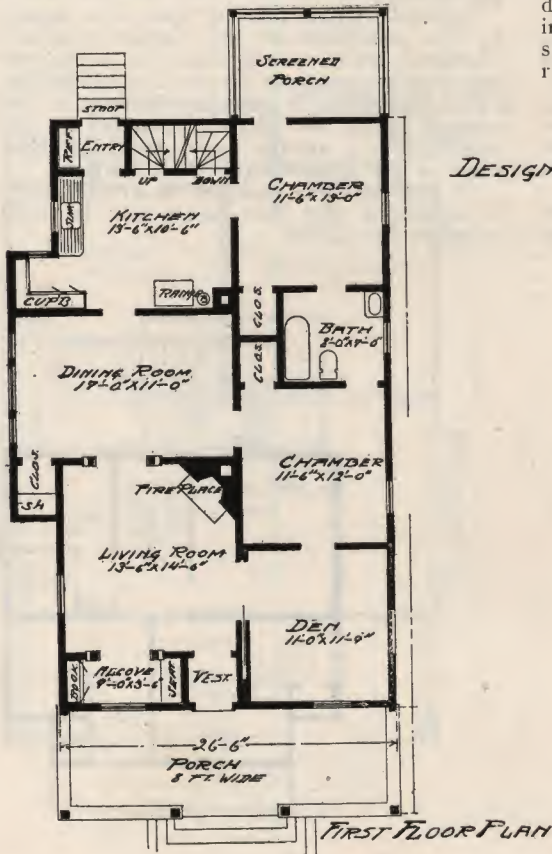
A modern home of eight rooms presenting many desirable features. Clapboards are used for entire exterior finish.

The kitchen is equipped with modern conveniences, and refrigerator space is provided in rear entry. The porch off rear chamber is screened in, thus giving opportunity for airing bedding, etc. The estimated cost in-

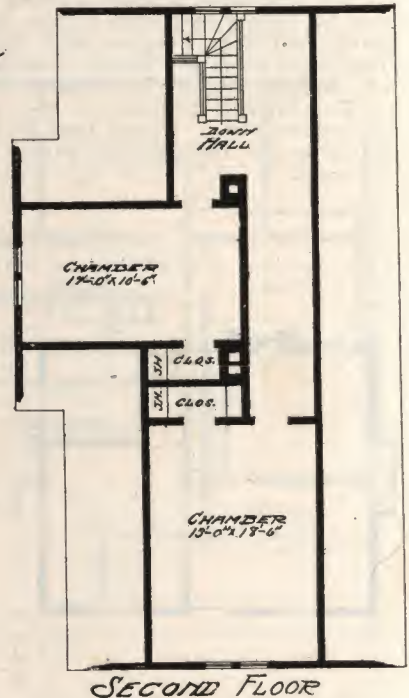
cludes full basement, hot air heating apparatus, plumbing, etc.

Hardwood finish and floors are intended in principal rooms of first floor; balance of house, pine, poplar or cypress, painted or stained. Attic storage space under roof.

Estimated cost, \$2,850; width, 26 feet 6 inches, not including dining room projection; depth, 46 feet; height of basement, 7 feet 6 inches; first story, 9 feet 7 inches; second story, 8 feet; lowest height second story rooms, 5 feet 2 inches.



Design No 1165







## DESIGN K 515

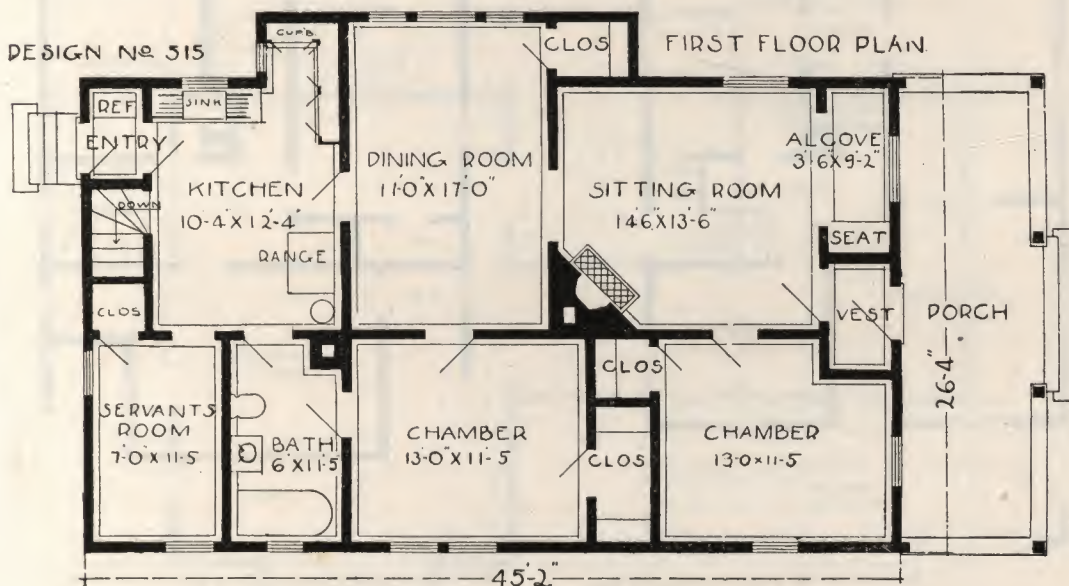
In design No. 515 we have an alteration of No. 442. It makes an ideal one-story home. The plans call for a small cellar only. As two chimneys are provided it is an easy matter to heat by stoves. Aside from the two large chambers provided, there is a servant's room which could, of course, be used as a child's room or sewing room.

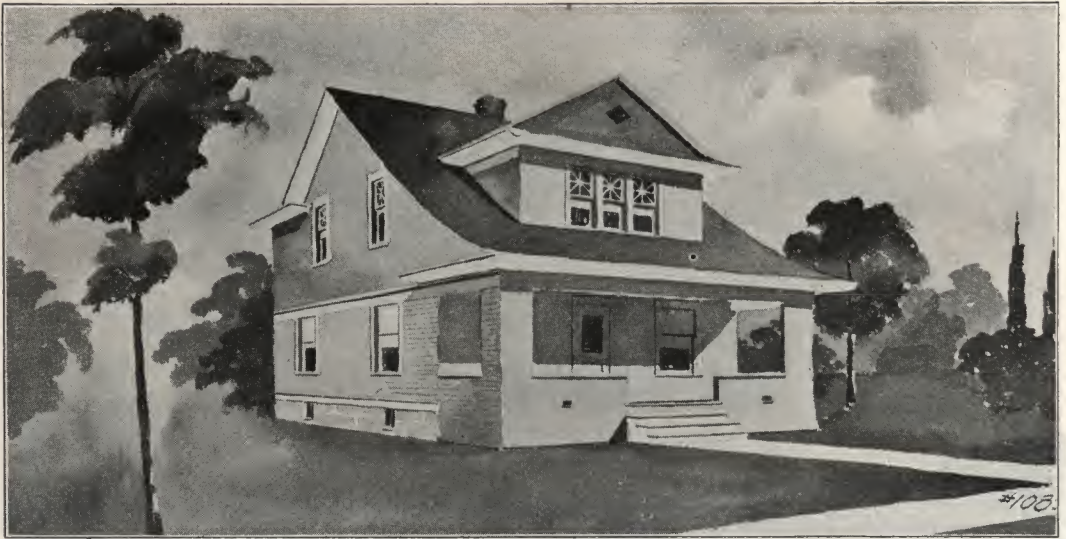
The kitchen has a good-sized cupboard with enclosed shelves, flour bins, etc. The finish of the dining room, sitting room and vestibule is of red birch and hardwood floors.

Balance of finished floors are of pine or poplar.

A scuttle is provided for the attic which has ample storage space. If it were desired a stairway could be built, connecting it to the attic and by greatly increasing the pitch of the roof a couple of rooms can be finished off there. Exterior of siding.

Estimated cost, \$2,100. Width, total 30 feet; depth, 45 feet, 2 inches; height of first story, 9 feet, 7 inches.

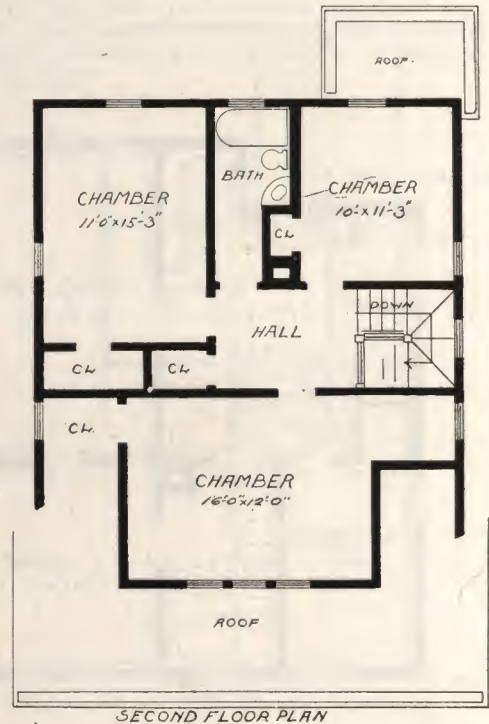
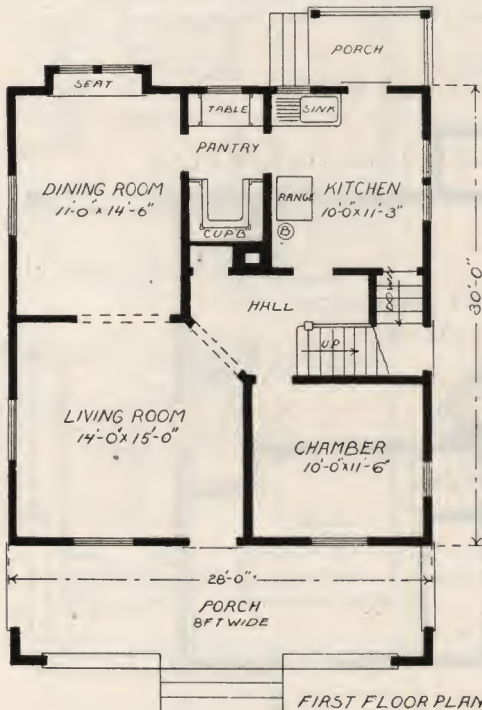




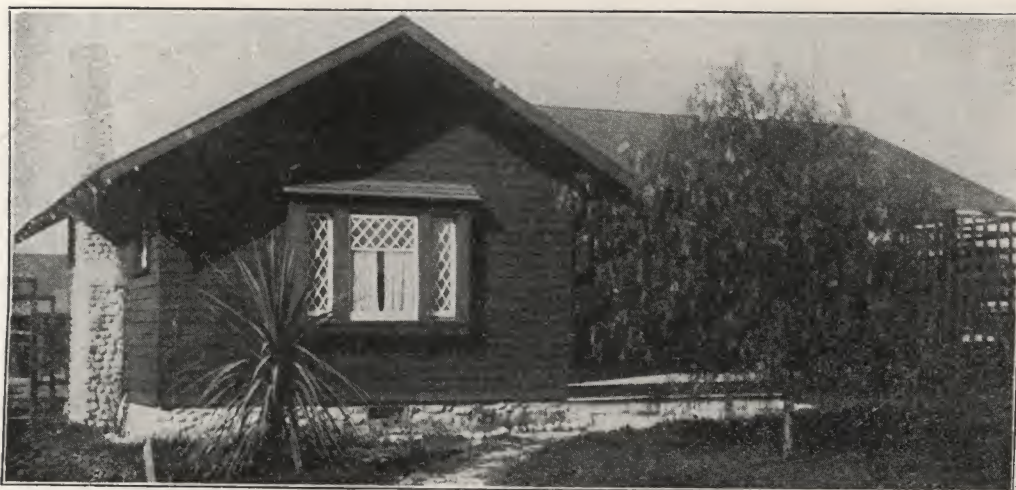
DESIGN K 1089

The striking features of this design are the porch, covered by the long sweeping roof, and the large triple windowed dormer. Besides a living room, dining room, pantry and kitchen on the first floor there is a chamber which is often such a convenience where there is an elderly member of the family. On the second floor are three chambers and a bath. A furnace can be installed in the

basement if desired with fuel bins and leave abundant room for storage. The finish and floors of first story is Georgia pine, that of the second story pine to paint with pine floors. The exterior of clapboards and shingles. The basement is 7 feet high, the first story 9 feet 5 inches, and the second 8 feet 3 inches. Size, 28 feet by 30 feet. The estimated cost with plumbing is \$2,100.





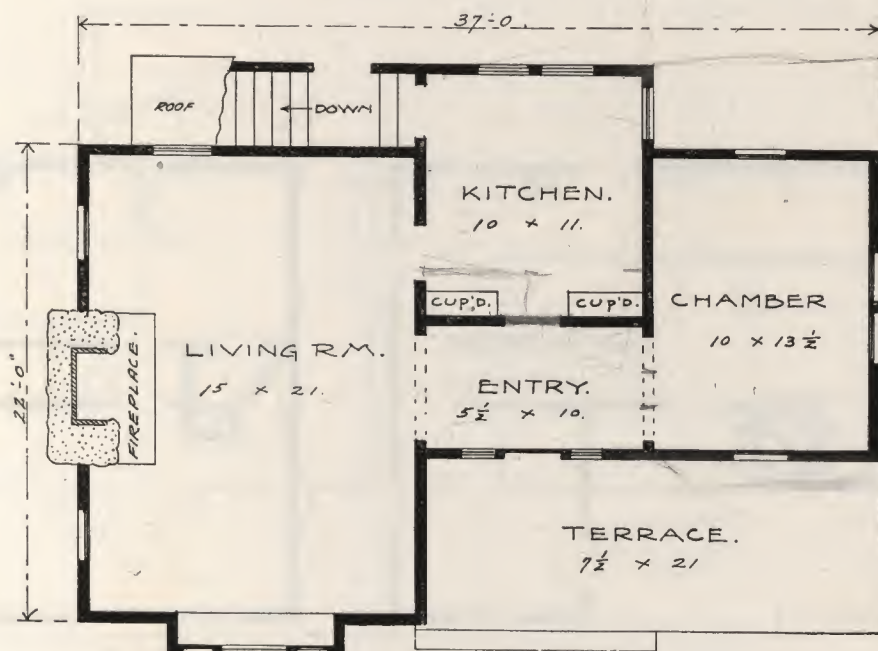


DESIGN K 1306

We have here a somewhat plain shingled bungalow which is strictly a one-story design. We do not think it is necessary to make provision in these three and four-room cottages for a house maid, therefore in most cases but one chamber is arranged for. Considerable ground is covered by this design which is 37 feet wide by 22 feet deep, not including projection of kitchen. Height of story 10 feet. A cellar entrance is provided for a vegetable cellar under the living room. There is no heating plant but the cellar is large enough to contain one. If a scuttle

were provided there would be a little storage room available in the attic space. The terrace,  $7\frac{1}{2}$  feet wide by 21 feet long, is rather hidden from view in the illustration by a young silver leaf maple, but this terrace makes a fine retreat for the hot summer afternoons.

The construction intended under our estimate is for summer occupancy only, namely, interior walls sealed with pine finish and yellow pine floors. Fire place is intended to be of cobble stone, the same as the chimney which is exposed. Estimated cost to build \$1,200.





DESIGN K 2284

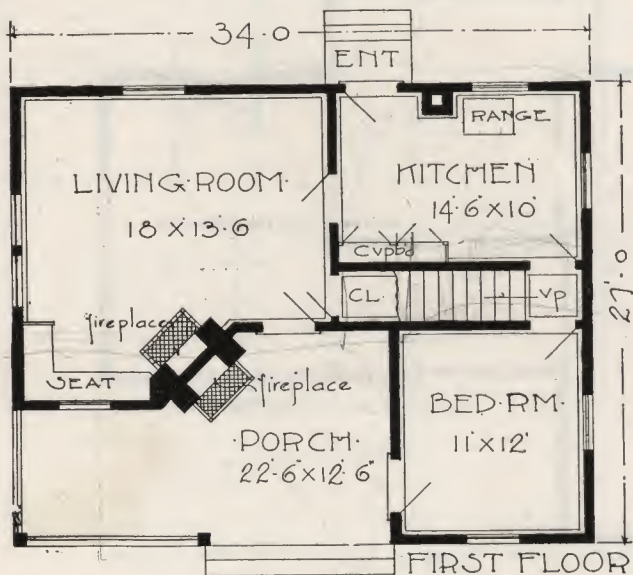
A Swiss "chalet" makes an ideal motif for a bungalow or a summer cottage. The plan is an odd one and that is a large part of the charm of these quaint summer cottages. It can, of course, be changed in the minor details and made a very practical home for occupancy the year round. Exterior, drop siding.

An open fireplace facing into the porch and the living room is one of the main features of this design, the idea being to screen in the porch. A slight saving could be effected by omitting the balcony, but care should be used in the elimination of the details of any design that the effect is not entirely destroyed or at least lost in a measure, for it is the per-

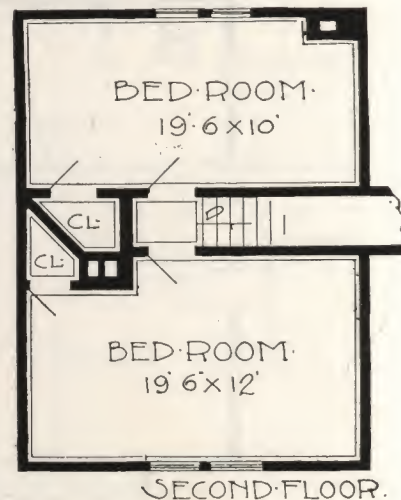
fection of detail that makes the successful home.

No basement is included nor plastering, the house simply stands on a post foundation and the fireplace would be rough common brick of very simple form. Of course, if a different plan were desired, the porch could be added on the front and the living room used for two bed rooms, using the present bedroom, somewhat enlarged, as a living room.

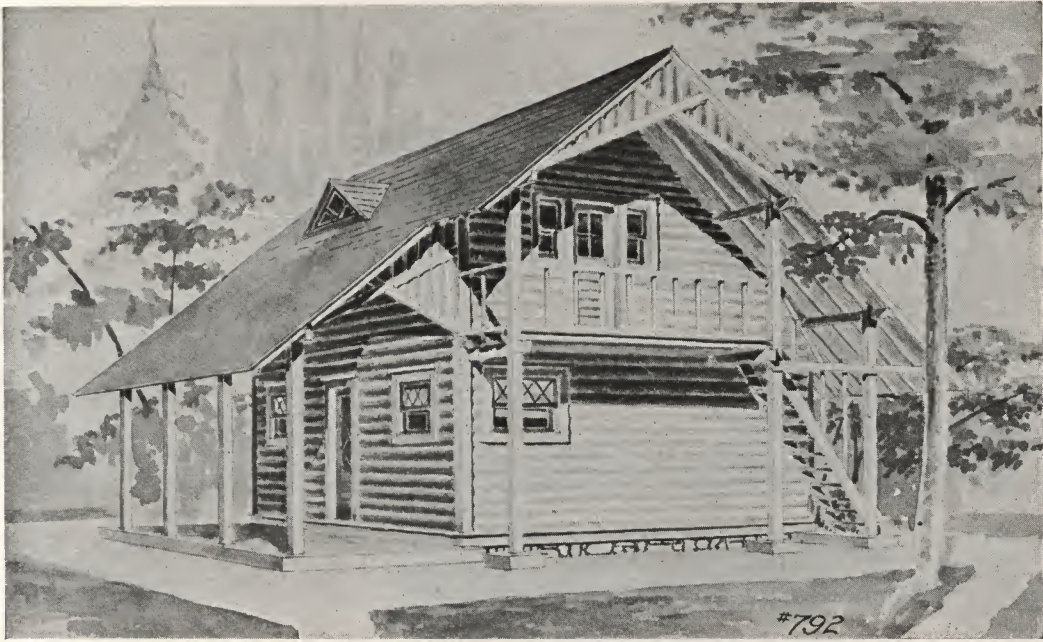
Estimated cost, \$1,400. Width, 34 feet; depth, 27 feet; height of first story, 9 feet, 6 inches; second story, 8 feet; lowest height, 6 feet.



DESIGN No. 284



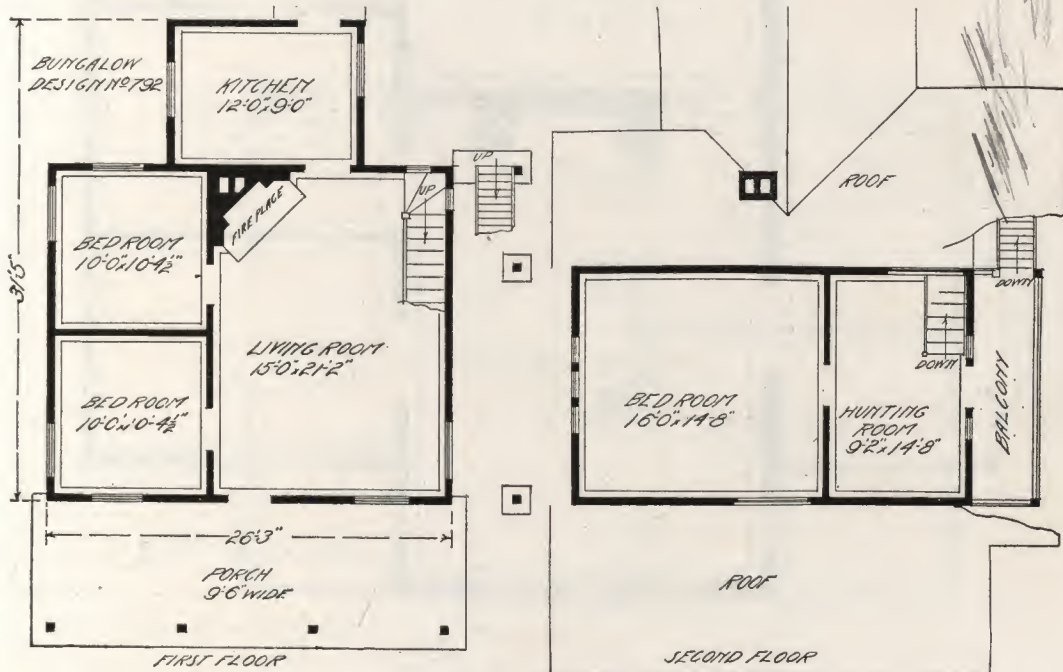




DESIGN K 792

This bungalow cabin is somewhat larger than the average camp, having good accommodations for a large party. It is also economical of construction. The plans show a foundation of stone, but that can be omitted, if necessary. The first floor has a most generous living room with a large open fireplace. The

second floor has a "gun room" or room for hunting traps and equipment and a large bunk room. There is also an outside stairway to this room, that in practical hunting life would be found advantageous in many respects. Estimated cost, \$1,050.





DESIGN K 783

An extremely simple little summer cottage is here shown and while very inexpensive of construction, the lines of the exterior are pleasing to the eye and the plan is practical and convenient. The exterior is shingled with good effect. Considerable expense could be saved by setting the house on piers, instead of the stone wall now provided.

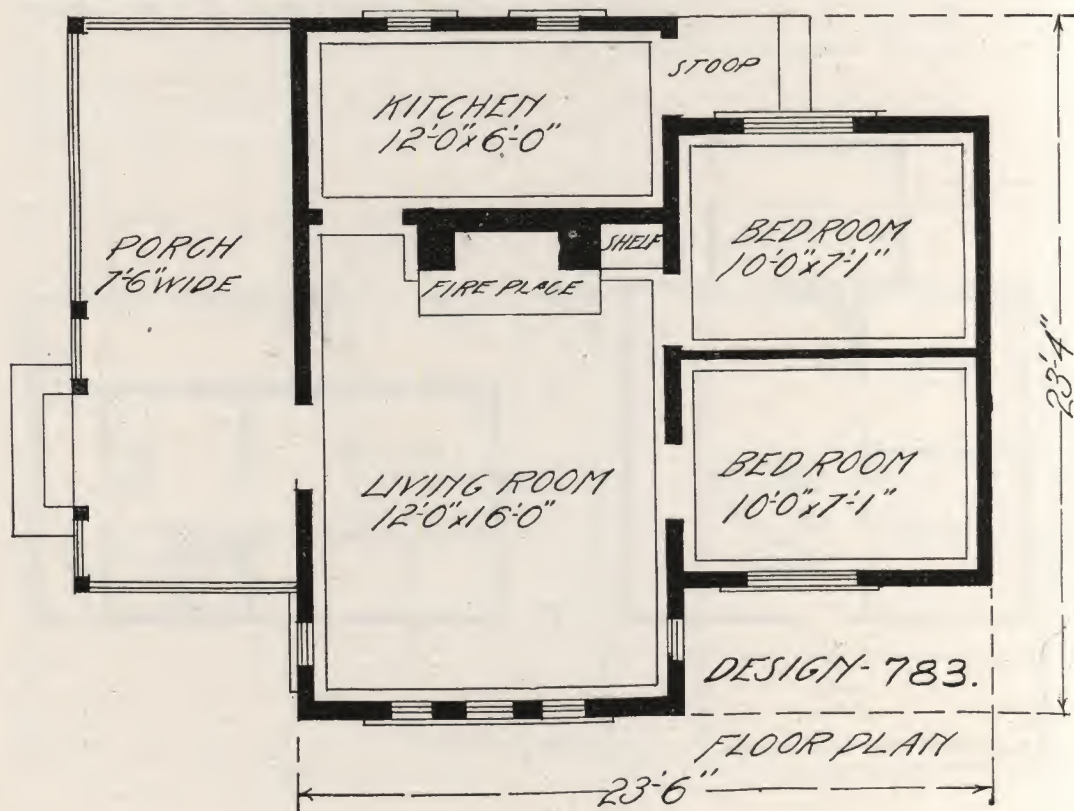
Cupboards in the kitchen may be built in to accommodate dishes and general household supplies.

The fireplace in the living room gives a

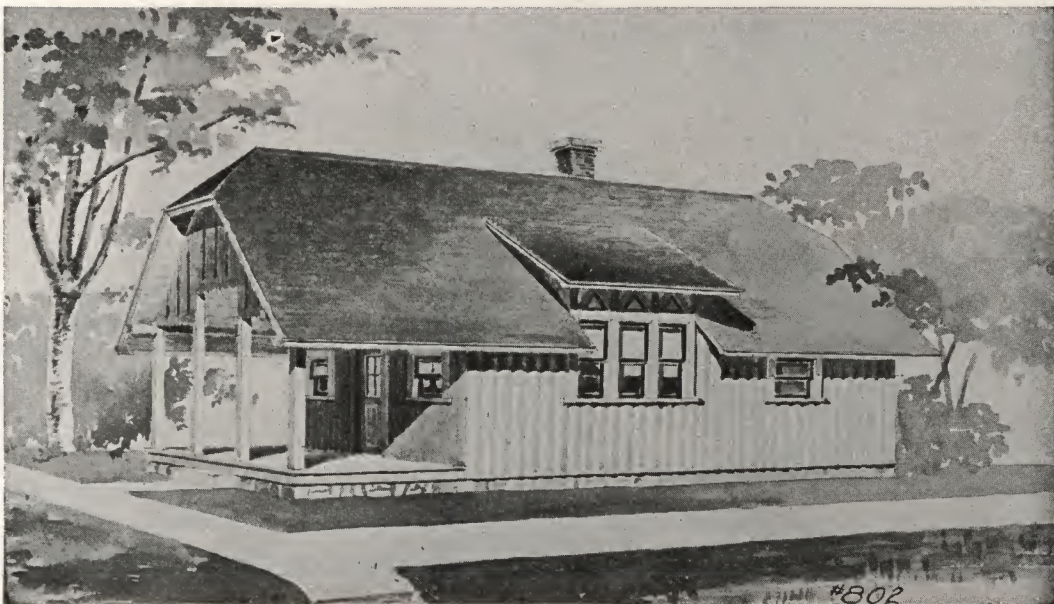
note of color and cheer. This feature is in fact a most indispensable one in a summer home.

A free circulation of air in the bedrooms would be obtained by carrying the partition between them only the height of the straight wall at the rear. No plastering is provided, the interior lumber being dressed.

Estimated cost, \$700; width, 23 feet 4 inches; depth, 23 feet 6 inches; height, 10 feet 6 inches.







DESIGN K 802

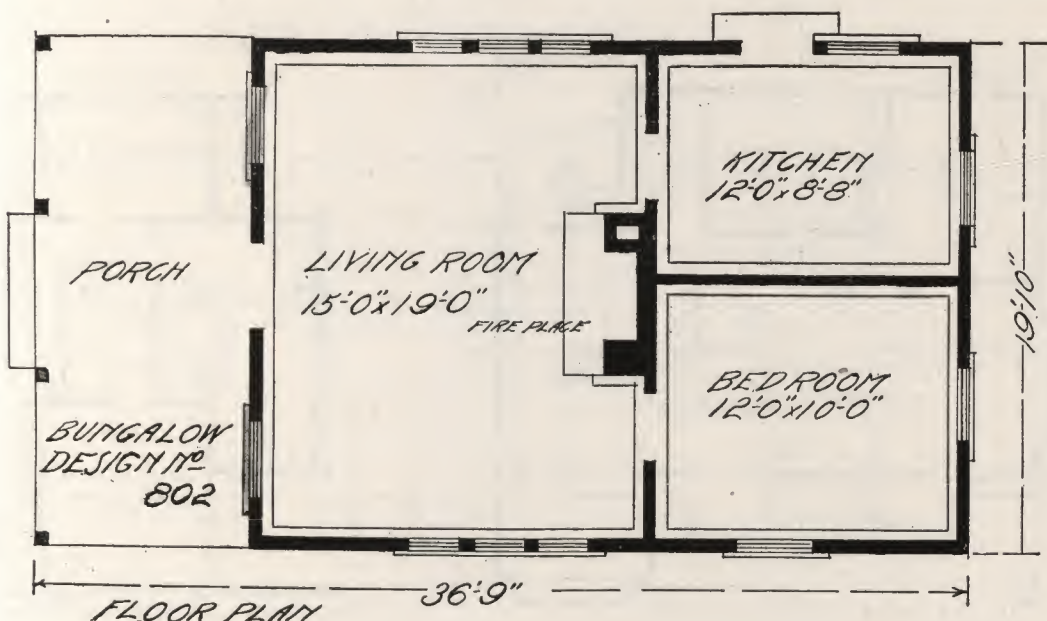
This design for a bungalow, shooting or fishing lodge, is one that has been designed especially for simplicity and comfort in the woods. Fireplace is built of cobble stones picked up on the ground. Balance of the chimney is of brick, but if brick is unavailable, the cobble stones can be used, or any other material that is handy on the premises.

The plan, as will be noted, consists of one large living room, with a workroom or kitchen and a bedroom, though it is, of course, expected that bunks or cots will be used in

the main room to provide for the overflow.

It is intended to make the exterior as simple as possible, the boarding being upright and the foundation resting upon a low stone wall, or, even cheaper, wooden blocks or posts. The interior is, of course, unfinished, the dressed lumber of the frame showing the idea of economy being observed throughout.

Estimated cost, \$1,150; width, 19 feet 10 inches; depth, including porch, 36 feet 9 inches; height of story, 11 feet.

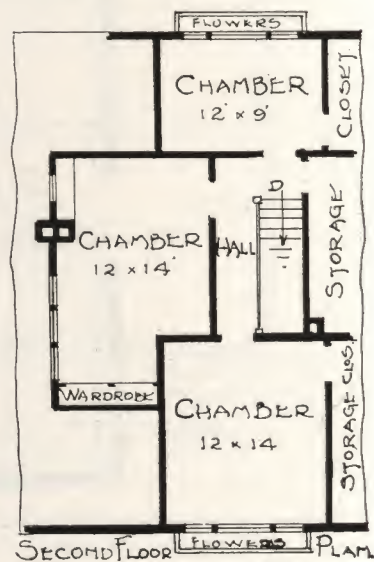
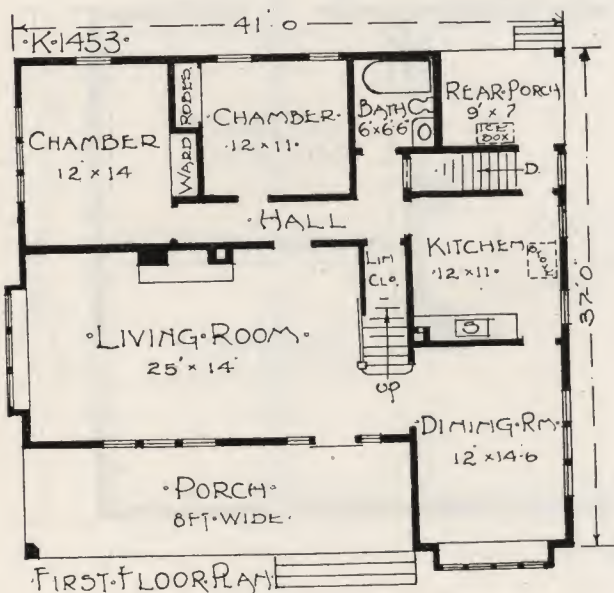




DESIGN K 1453

This building might be called a two-story bungalow and would accommodate quite a large family. There is a wide porch and the living room is of unusual size with a stairway adjacent to the front door. The fireplace gives an air of ease and comfort. The dining room and kitchen are conveniently located. A stair to basement, located in the entry, will save steps in the kitchen service. The ice box is located on the rear porch. There are two chambers, a linen closet and bathroom on the first floor and three chambers with

plenty of storage room upon the second. The finish is of Georgia pine throughout, including the floors. Exterior of shingles. The basement, which is 7 feet 6 inches high, is under a portion of the house only, and includes a hot air furnace. The first story is 9 feet and the second story 8 feet 6 inches, with the corners of the rooms lower, but not less than 5 feet 6 inches at any point. The size is 41 feet wide by 37 feet deep, including porches. The estimated cost with heat and plumbing is \$3,300.





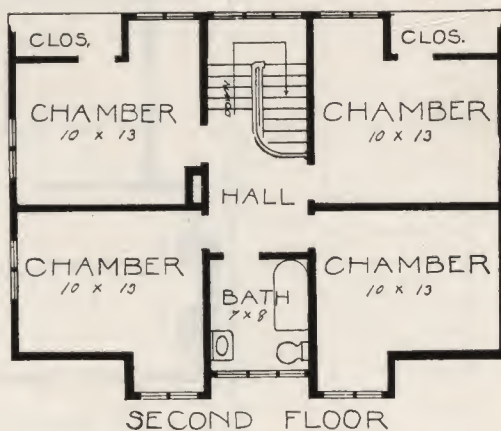
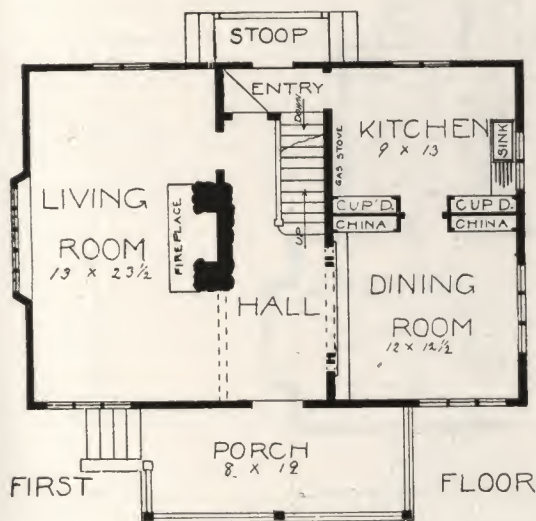


DESIGN K 1339

Design No. 1339 is one of those quaint Southern California homes built with board and batten sides and shakes in the gables (not shingles). The reception hall is only divided from the living room by the great stone fireplace whose solid masonry walls are seen alike in both rooms. The living room is large and has windows on three sides of it, including a broad bay of old fashioned casement windows. The dining room is down a step from the hall. To one side of the dining room is the old time china closet with its store of the family's most valuable table relics. This is certainly a home designed in the good old way. On the second floor are four

chambers each ten feet by thirteen feet. Yellow pine finish and floors. No heating plant is provided, but could easily be installed. The dormers are simple, but unusually attractive. The cost of this house could vary considerably, if it is built without plastering it might be built for less. If the partial basement were omitted it could be built for still less. Including both, however, the estimated cost would be \$2,675.

Size, 35 feet 6 inches by 24 feet 6 inches. Basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height, 7 feet.





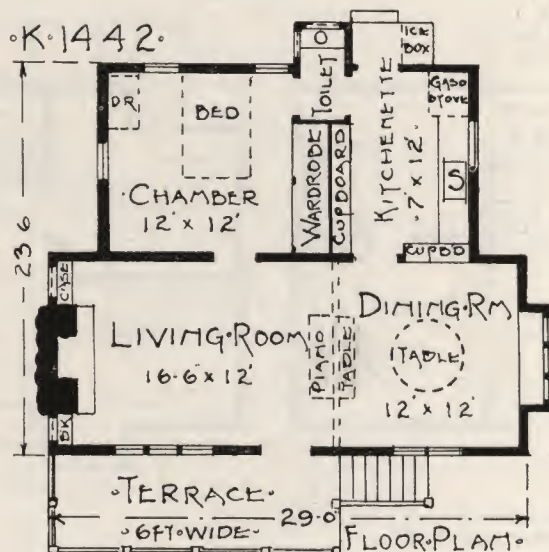


## DESIGN K 1442

This is one of the simplest of our designs. Although severe in appearance it is in its setting very beautiful. The exterior is shingles and the trim is stained brown. There is a cobble stone chimney and a little Dutch window at the gable end. This may be called a "Just for two" plan, as there is only one chamber, a living room, dining room and kitchenette. Only a ceiling beam divides the two principal rooms, but the location of the serving table and piano makes an effective screen. The arrangement is most convenient

with sink, cupboard, gas stove and ice box located to the best advantage. The toilet room can be entered from either the chamber or kitchen. A boulder fireplace at one end of the living room is flanked with book cases.

The height of the story is 9 feet, sloping somewhat lower in the rear rooms. Finish and floors are fir, stained. The structure is set upon posts with concrete footings, is 29 feet wide by 23 feet 6 inches deep, and is estimated to cost, as described, \$1,000.







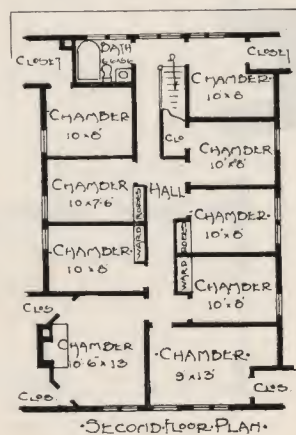
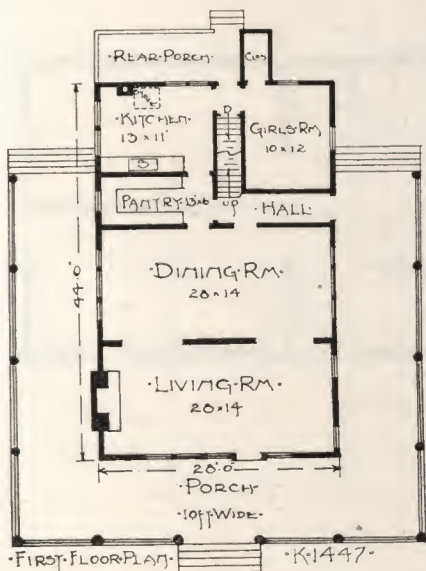
DESIGN K 1447

We have here a rustic camp such as one would find in the forest built of logs. The porch extends on three sides of the principal rooms. There is a large living room with a cobblestone fireplace, communicating with the dining room by two large openings that the rooms may be used to advantage for dancing. There is a pantry, kitchen and girl's room of sufficient size to provide for two persons. On the second floor are nine cham-

bers of moderate size and a bathroom. This will accommodate a large party and would be found of service to anyone entertaining upon a large scale. The principal rooms downstairs are not plastered, the logs showing in the natural upon the inside. The chambers are plastered and simple pine finish stained.

There is a small cellar under the rear portion and no heating plant is contemplated, other than fireplaces.

It is 28 feet wide and 44 feet long exclusive of the porch. The first story is 9 feet and the second from 8 feet 6 to 5 feet 6 inches. Estimated cost built in Minnesota \$3,000, using much of the material found upon the location.





DESIGN K 510

In the accompanying illustration is shown what can be accomplished in the way of a very picturesque cottage built of logs. Another unique feature is the huge fireplace and chimney, built almost entirely on the outside of the house and out of cobble stones. Connected with this feature is the open well or balcony hall of the second story. Anyone in the hall can see the fireplace by looking through the well, around which is a pole railing. Poles are also used for the stair and porch rails, giving a very rustic effect.

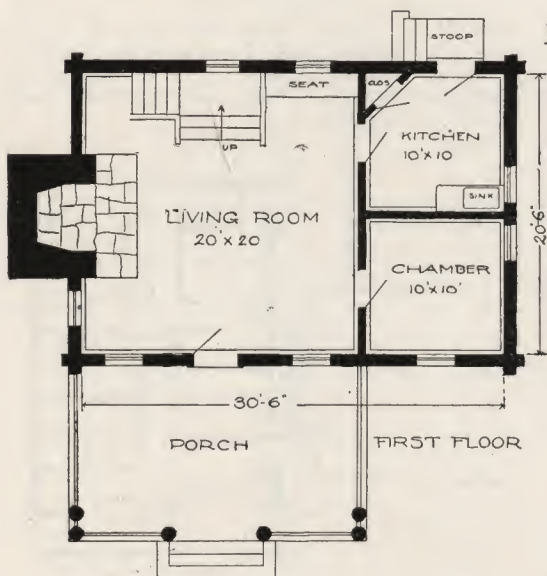
The plans provide a tile pipe for the kitchen stove. The kitchen is also provided with

a sink and a drain to waste onto the yard. Under the sink drip board are drawers and a cupboard for utensils.

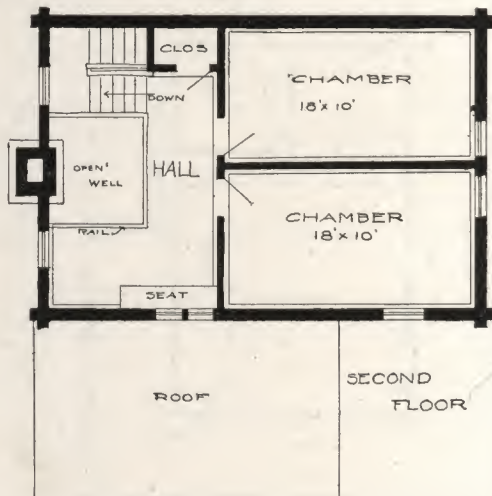
If another bed chamber were desired the present kitchen could be used as one and a kitchen built on to the rear of the living room, or a part of the space used by the second story hall and well could be made into a chamber. There is no cellar.

Interior finish is of dressed lumber.

Estimated cost, \$1,075; total width, 36 feet 9 inches; total depth, including front porch, 34 feet 6 inches; height of first story, 9 feet 6 inches; height of second story, 9 feet.



DESIGN NO 510







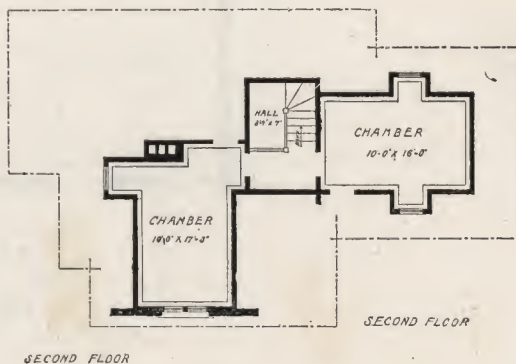
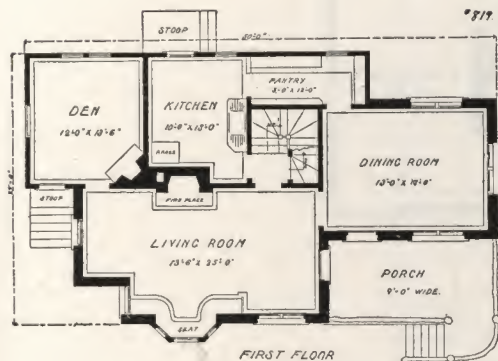
## DESIGN K 819

This is for a log house that can be built for a reasonable sum in a locality where the material can be obtained on the ground; at least, so far as the logs of the exterior are concerned. The foundation of rough cobble stones is intended to be laid up of material to be picked up about the premises; otherwise the foundation would be an expensive item. If economy were necessary, it would be better to substitute a post foundation and

board around the outside to keep out the wind.

The interior finish is intended, of course, to be rather rough in its plainness. The log walls are intended to be firred and plastered.

Estimated cost, \$2,200; width, 50 feet; depth, 29 feet; height, first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height, second story room, 5 feet.





## DESIGN K 993

This attractive little design for a summer cottage will meet the requirements of many who want an economical summer home and with accommodations as spacious as possible, and yet comfortable from a practical standpoint. The porch is of very good size and, as will be noticed in the design, very simple and economical in construction, being merely an extension of the main roof forward a little to cover this space.

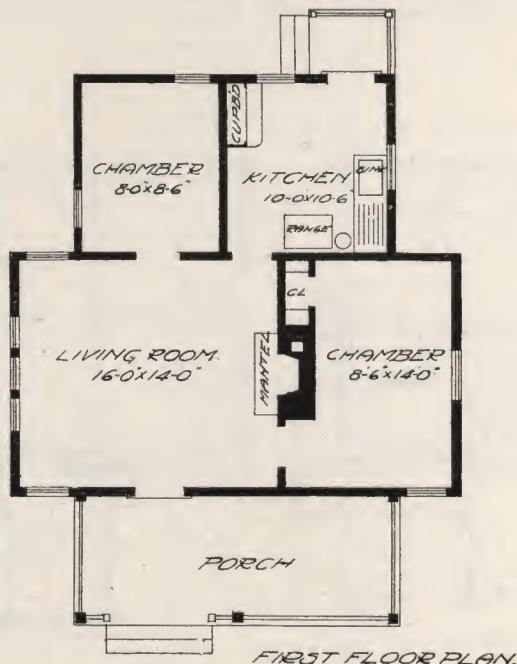
The living-room is a fine large room having an open fireplace at the end. The kitchen smoke pipe reaches chimney by passing through bedroom, thus warming it sufficiently.

The finish intended is simply that the framing lumber showing on the inside, be dressed, the partitions being simply matched boards placed upright, but the detail drawings also provide for the construction, if it were desired, to plaster the interior and make more

of a permanent house out of it. As far as this is concerned, the design is admirably adapted for a permanent home and the luxury of a bathroom could be secured by extending the kitchen back a little and putting bath between bed chamber and kitchen, letting smoke pipe run through kitchen partition, which would keep the bathroom warm. Of course, if this were done, a little cellar would have to be added and the stair going down into same could be put in out of corner of kitchen.

The exterior is of clapboards and roof is shingled. The design is given a rather unusual and attractive effect by the corners being turned slightly up at the junction of hip and cornice. Attic for ventilation only.

Estimated cost, \$1,600; width, 28 feet; depth, 26 feet; height of first story, 9 feet 3 inches.





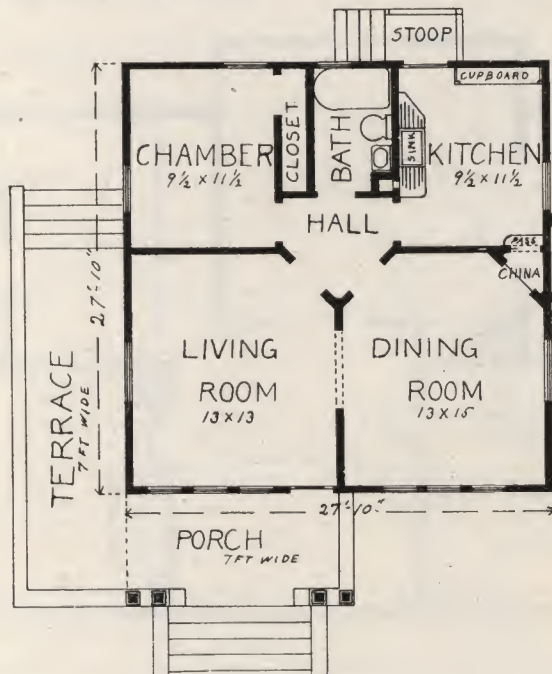


## DESIGN K 1332

The demand is increasing every day for bungalows and especially those of unique appearance. This design entirely fills the requirements. The roof of the main house is carried down over the porch with a slight change in pitch in an attractive manner and there is besides this, a broad terrace running down one side of the house. The living room, dining room, chamber, kitchen and bathroom are all arranged around a small hall way, a convenient arrangement which makes easy access to all parts of the house. In one corner of the dining room, to correspond with the cut-off on the opposite side of room, is a pretty little china closet with dish passage through to the kitchen, a very convenient

arrangement not fully appreciated. Size 27 feet, 10 inches square. Height of story 10 feet 5 inches. This design would cost to build today \$2,000.

It is a house that will sell well on sight but it was not designed for that purpose, but to provide a cozy little home for a family of two. To this end it is provided with but one chamber. If desired another chamber can be added by projecting a wing from the middle of left side with a den into the living room. If a cellar were desired it can be built along the wall between the dining room and kitchen. The house is intended, however, as planned for summer use only.





## DESIGN K 854

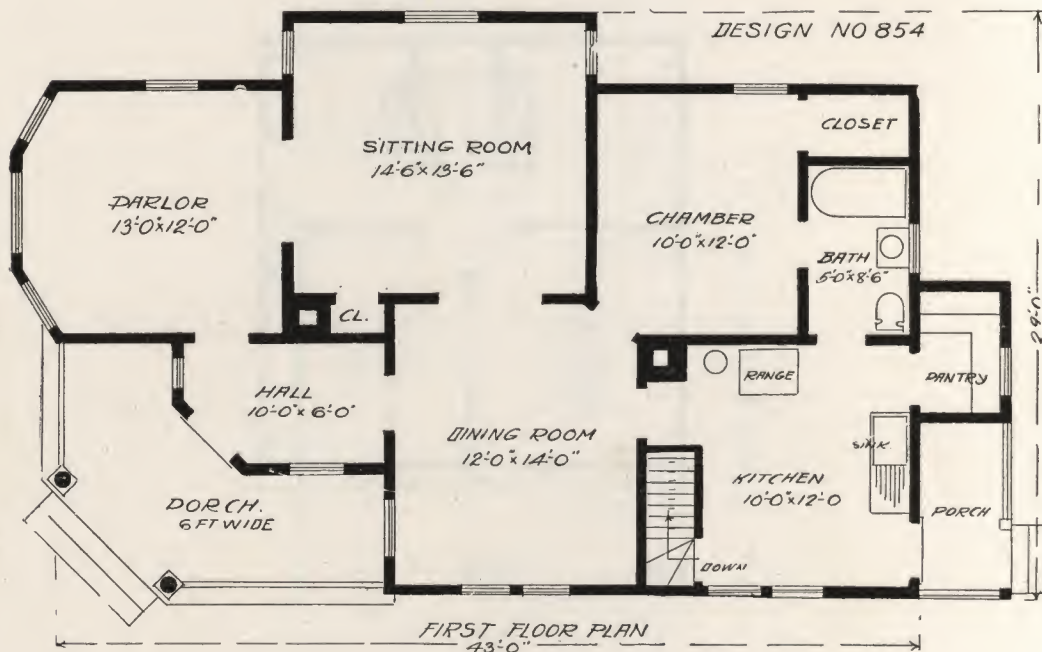
In this little cottage design, we have a very complete home of five rooms, besides a cozy little reception hall and bathroom, all on the ground floor. There is a good-sized cellar underneath the kitchen and dining room and it is large enough to accommodate a small furnace of sufficient size to heat the house, if a heating plant were desired.

In the attic space there is a storage room and by slightly increasing the pitch of roof,

two or three rooms could readily be obtained and the stairway arranged over the stairway leading to basement, to give access to attic.

The finish of the rooms is in pine or cypress with pine floors. Exterior of clap-boards.

Estimated cost, \$2,000. Width, 29 feet; depth, 43 feet; height of cellar, 7 feet; first story, 9 feet, 6 inches.







DESIGN K 788

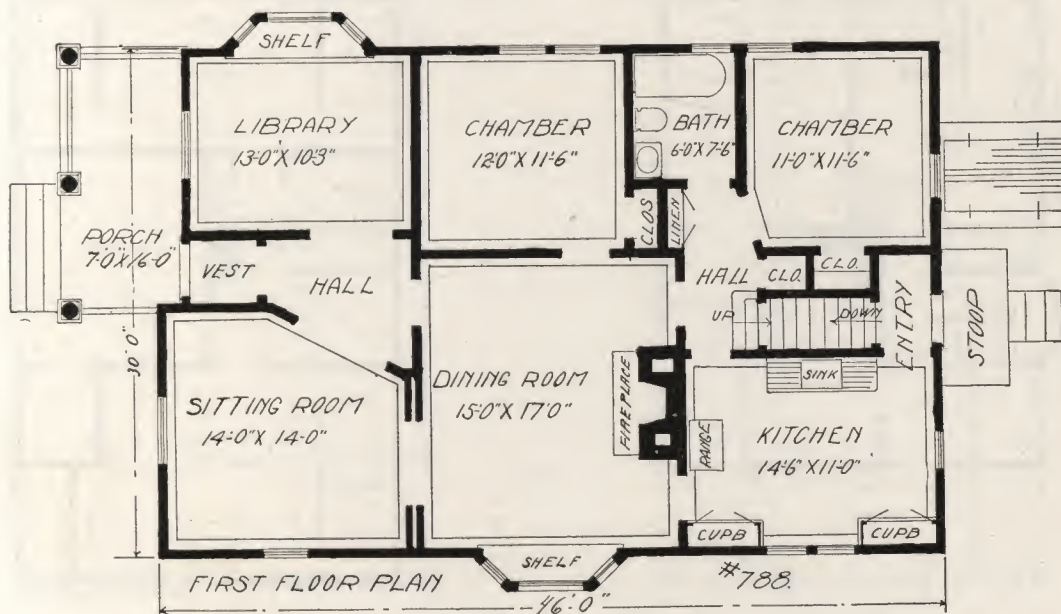
This cottage design, primarily for a cold climate, is well adapted to the Southern country. Both front and rear doors have the protection of the vestibule or entry way. It is a complete, modern cottage in every way, as will be seen from the plans, complete modern bathroom being provided off of rear hall.

There is a full basement under the entire house, with finished laundry, and an outside cellar entrance. There is a hot water heating apparatus also installed; this, of course, costing more than hot air. If desired, a saving might be effected by substituting hot air heat.

There might be a couple of rooms finished off in the attic, if desired.

The finish intended is oak in the front vestibule, hall and sitting room; birch in the library and ash in the dining room. Plain hardwood floors in these apartments; also kitchen. Balance of house finished in pine, poplar or cypress, painted or stained.

Estimated cost, including hot water heating apparatus, \$2,800. Width, 30 feet; depth, 46 feet; height of basement, 7 feet, 6 inches; first story, 9 feet, 7 inches.





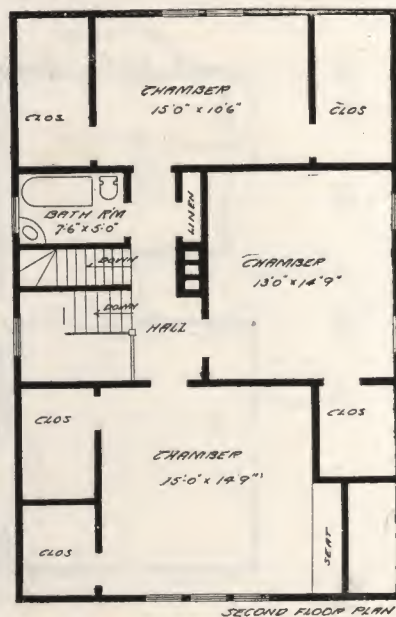
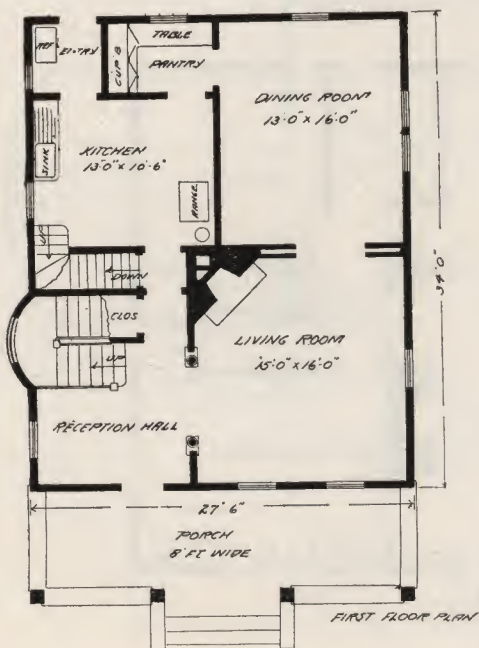
DESIGN K 931

In this design we have an exceedingly cozy and attractive cottage home, outside finish of which is entirely of shingles.

The practical arrangement of the rooms speaks for itself. Finish of the main rooms would be in white oak and hardwood floors. Balance of the house finished in pine. Base-

ment provides a hot air heating plant and laundry. Ventilation in attic space.

Width, 27 feet, 6 inches; depth, 34 feet; height of basement, 7 feet, 6 inches; first story, 9 feet, 6 inches; second story, 8 feet, 6 inches; lowest height second story rooms 7 feet. Estimated cost, \$3,300.







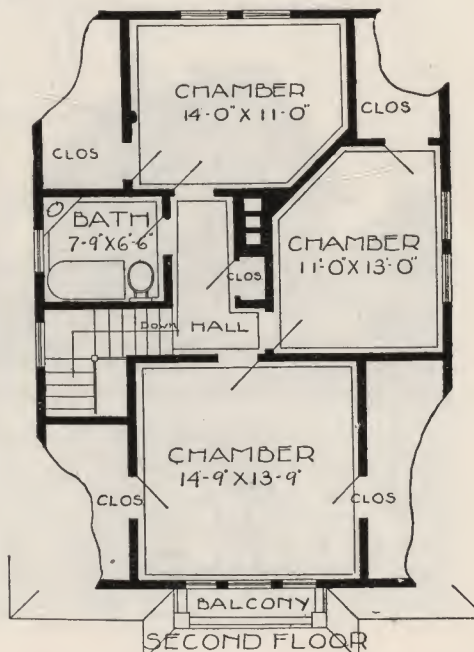
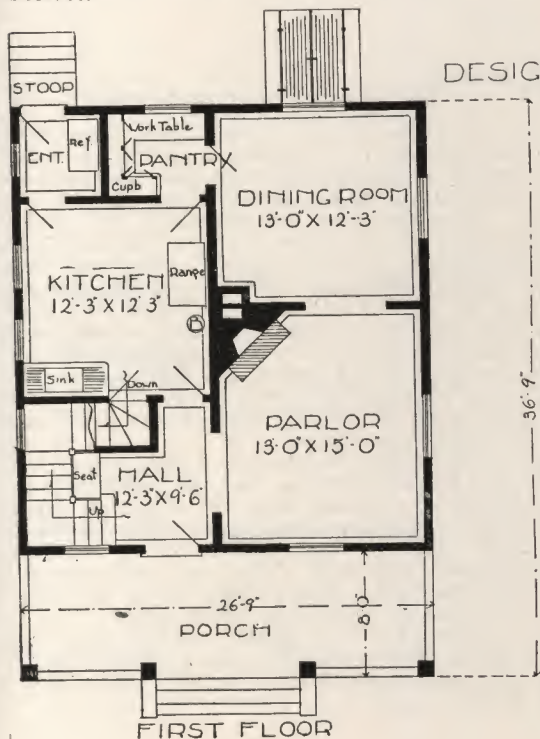
DESIGN K 2477

The plan of this house is most conveniently and attractively arranged. The cozy little reception hall with the open stairway and built-in box seat gives a very pleasing impression upon entrance. Just off the hall and connected to it by a cased opening is the parlor, with its tastily designed mantel with brick facings and hearth. Above the mantel shelf is a handsome bevel plate mirror of cut design. Just back of the parlor and also seen through a cased opening, is a pretty view of the dining room table and its furnishings. Kitchen arrangement very complete, with separate entry for refrigerator, large pantry with flour bins, cupboards and enclosed shelves.

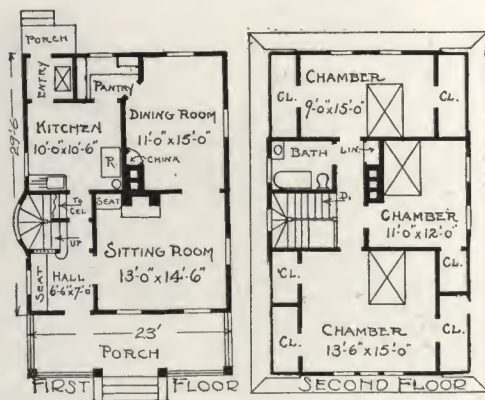
The finish of the hall, parlor and dining room is oak, the balance of the house of pine or poplar. Hardwood floors are included for the kitchen, entry, pantry, front hall and bathroom. The kitchen and bathroom are wainscoted and the hall back of the seat is paneled.

The exterior is of shingles and siding. There is a full basement with furnace.

Estimated cost, \$2,575. Width, 26 feet, 9 inches; depth, not including porch, 28 feet, 9 inches; height of basement, 7 feet; first story, 9 feet, 5 inches; second story, 8 feet, 3 inches; lowest height in second story, 6 feet, 6 inches.







DESIGN K 2069

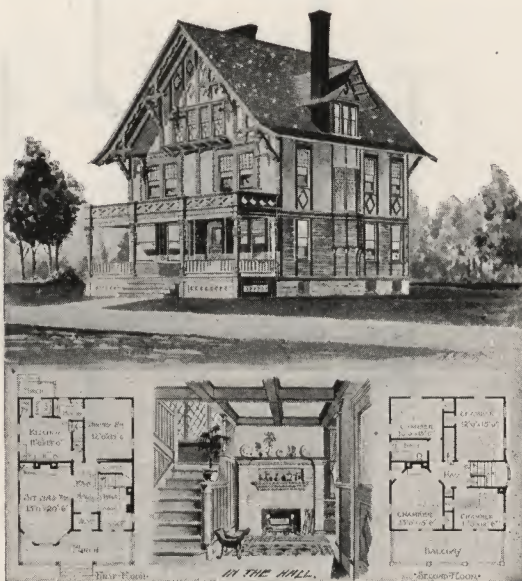
This cottage of siding and shingles can be built complete in this city at the present time for the sum of \$1,500 exclusive of the heating, plumbing and mantel.

The hall, with its seat and the partially screened staircase, is a very attractive and compact arrangement. A direct passage from the kitchen to the front hall is provided with two doors. The basement stair is equally accessible from hall or kitchen. A con-

venient pantry is provided and an entry with space for refrigerator. Finish, cypress or natural pine. Attic for ventilation only. Full basement with furnace.

Estimated cost, \$2,425, with furnace and plumbing. Width, 23 feet; depth, 29 feet 6 inches; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet, 6 inches; lowest height second story, 6 feet.

DESIGN K 2101



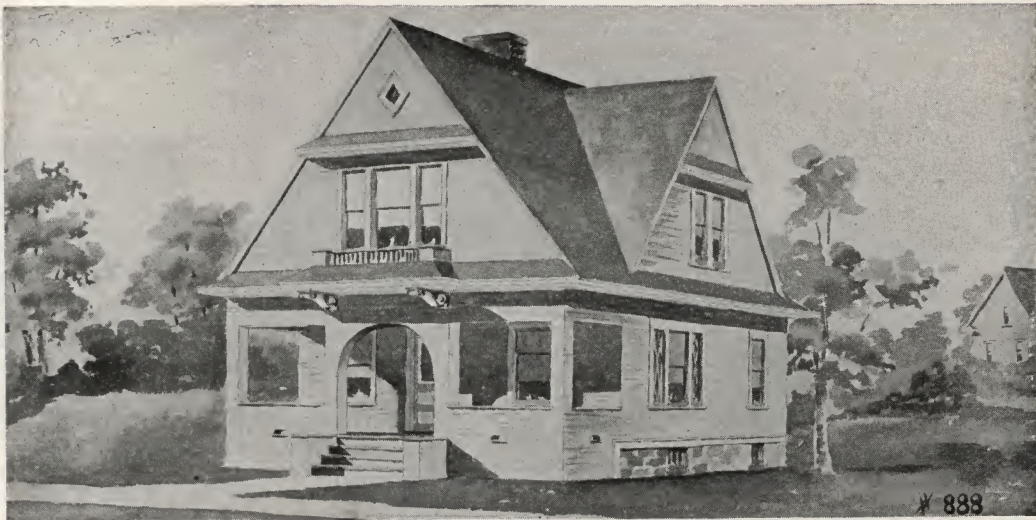
Here we have a design where the motive for the exterior treatment is the Swiss chalet, which, modernized and adapted to our American ideas, makes a very pretty home.

The reception hall shown in the sketch would be very attractive with its open fire, handsome staircase, beamed ceiling and comfortable cushioned seat. The other features of the plan are large sitting room with open fire and book cases, direct communication from the kitchen to the front hall without passing through any other room, two pantries, pleasant bedrooms all of good size, and the bathroom in a retired position and yet convenient of access.

In the attic, reached by a stair is space for two large bedrooms, and the additional expense of finishing these off would be about \$50. The larger front chamber has an open fire. Furnace heat, outside cellar entrance, laundry, vegetable, cellar, etc., are provided in basement. Finish, oak, birch and pine. Exterior of clapboards and plaster.

Estimated cost, \$2,900. Width, 29 feet 6 inches; depth, 34 feet; height of basement, 7 feet; first floor, 9 feet 4 inches; second floor, 8 feet 6 inches.





DESIGN K 888

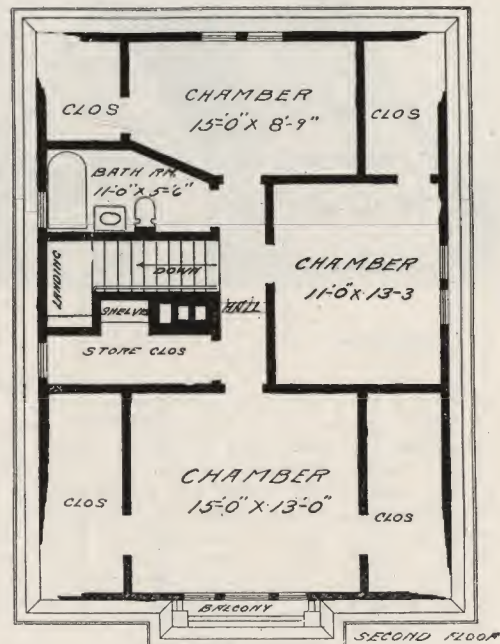
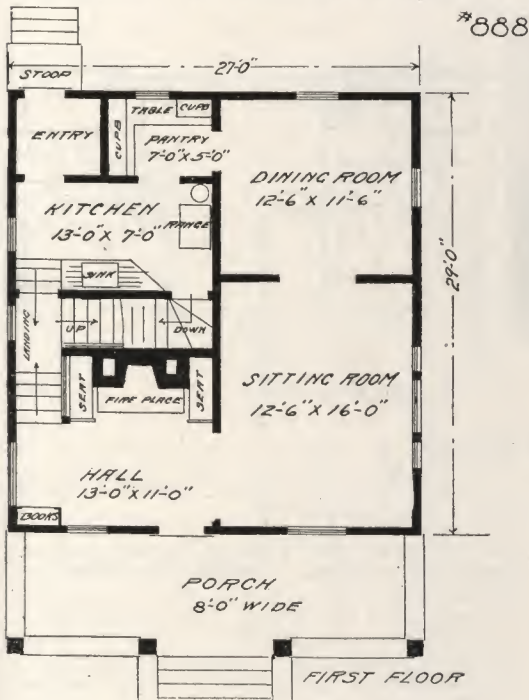
A simple and attractive design, the main features of which are the large porch extending across the front and the prettily detailed inglenook in the reception hall. The mantel is of pressed brick and contains seats at each side which have hinged lids. Between the inglenook and stairway is a screen of grille work, giving a very pretty effect. The pantry is completely equipped and special provision is made for the refrigerator in rear entry.

The house contains a full basement with hot air furnace and is warmly built, being backplastered. The finish on the exterior is

in clapboards for the first story and shingles in the gables. Second story rooms are of good size and well lighted. Attic space for ventilation only.

The little balcony on front of house gives a pleasing appearance and provides a place where bedding may be aired. The finish of the rooms is pine or cypress and pine floors throughout.

Estimated cost, \$2,475; width, 27 feet; depth, 29 feet; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story, 7 feet.





DESIGN K 2210

A tasty little frame cottage which has the little touches in it in the way of a pretty fireplace with ornamental book shelves on either side, a tiny built-in china closet in the dining room, a pretty stairway and fine bathroom, that will make it a tasteful home for the most refined family. No cellar, as same is often dispensed with in the South or Cali-

fornia. If one is desired, a stairway could be put in from the pantry where the closet is shown opening into the dining room. Finish pine, poplar or cypress. There is no attic.

Estimated cost, \$2,200. Width, 25 feet, 6 inches; depth 29 feet; height of first story, 9 feet, 3 inches; second story, 8 feet, 2 inches; lowest height second story, 5 feet, 6 inches.



DESIGN K 2130

This is quite a large house and very simple treatment is necessary to keep down the cost. Notice the size of the rooms. The parlor and dining rooms are connected by a cased opening which opens up the room very well and one gets a pretty view from the parlor into the dining room with its open fire.

The bathroom off the kitchen has a door to the bedroom. The occupants of this bedroom will find it very convenient, as it serves practically as a private bath, while it is equal-

ly accessible for the others through the kitchen.

The exterior is of siding. The walls are first sheathed, then papered and finished with siding or shingles, whichever is desired. Double floors and a small cellar is provided. The finish is of cypress, pine or poplar.

Estimated cost, \$2,200. Width, 26. Depth, 36 feet. Small cellar. Height of first story, 9 feet 3 inches; second story, 8 feet 3 inches; lowest height second story, 5 feet 6 inches.





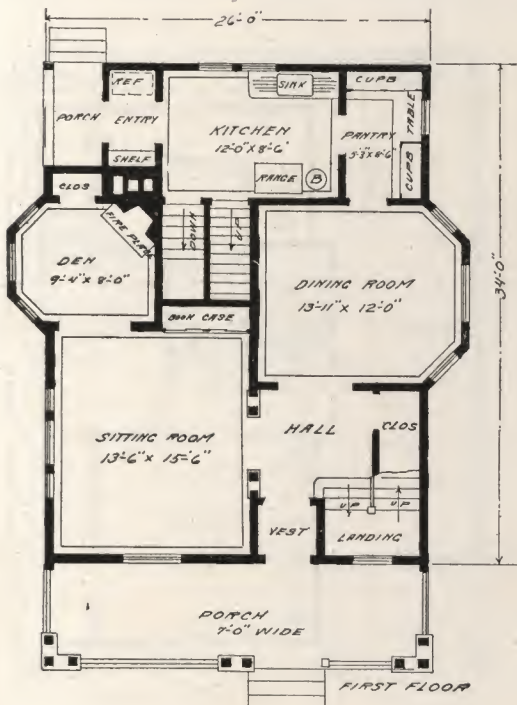
DESIGN K 861

A cozy little home of siding and shingles, giving a very pretty interior arrangement. The den located at the back of sitting room will be found a most desirable feature.

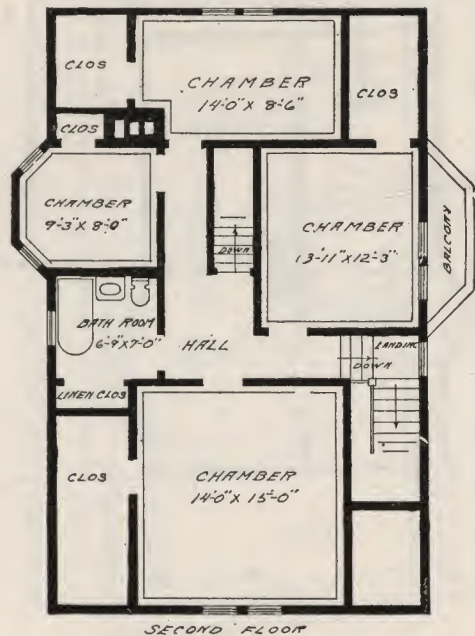
Four good rooms are arranged on the second floor. The finish of the main rooms would be in birch and hardwood floors.

The basement contains a laundry and hot air heater. Attic space for ventilation only.

Width, 26 feet; depth 34 feet; height of basement 7 feet; first story, 9 feet, 5 inches. second story, 8 feet, 3 inches; second story rooms full height. Estimated cost, \$3,200.



# 861





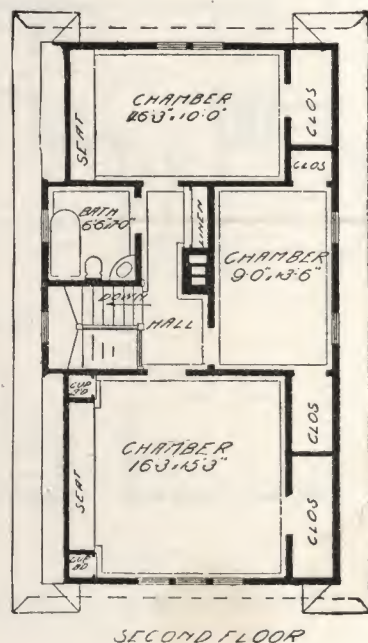
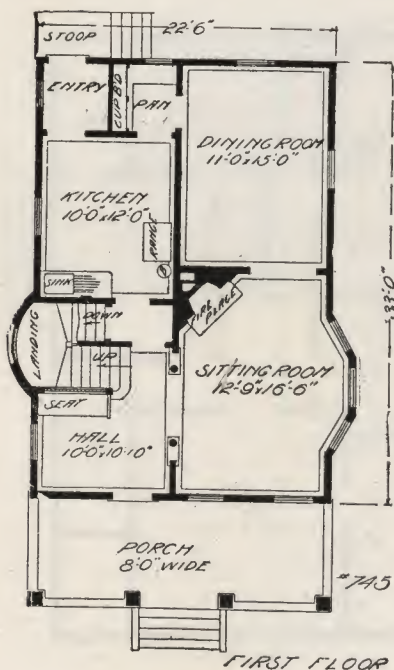
DESIGN K 745

This design has a full basement, in which is a laundry and hot air heating apparatus. The attic space does not amount to much and is reached by a scuttle in the second story hall. Clapboards are intended for the first story and shingles for the gables and dormers.

Among the attractive features of this design are the screened seat in the hall, the columned archway between hall and sitting room, in which there is an open fireplace, and the window seat at the stair landing. Direct

access from the kitchen to front door is had, a very desirable feature, and start of stair is so close to kitchen a back stair is hardly necessary. Three bedchambers and bath on the second floor. Hardwood floors and oak finish are intended for the main rooms on first floor, pine or cypress for the balance.

Estimated cost, \$2,700. Width, 22 feet, 6 inches; depth, 33 feet; height of basement, 7 feet; first story, 9 feet, 5 inches; second story, 8 feet, 3 inches.





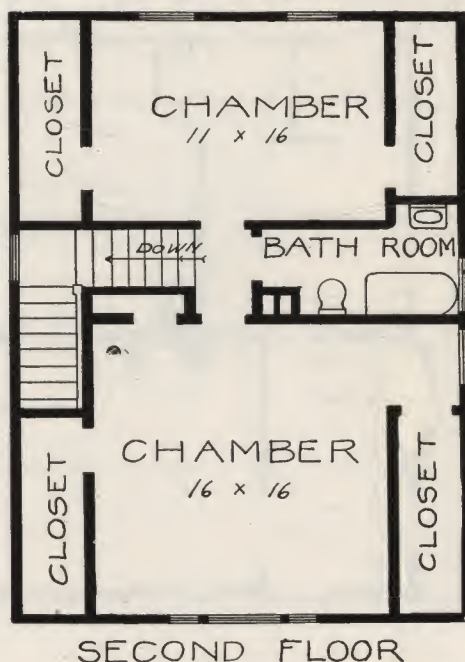
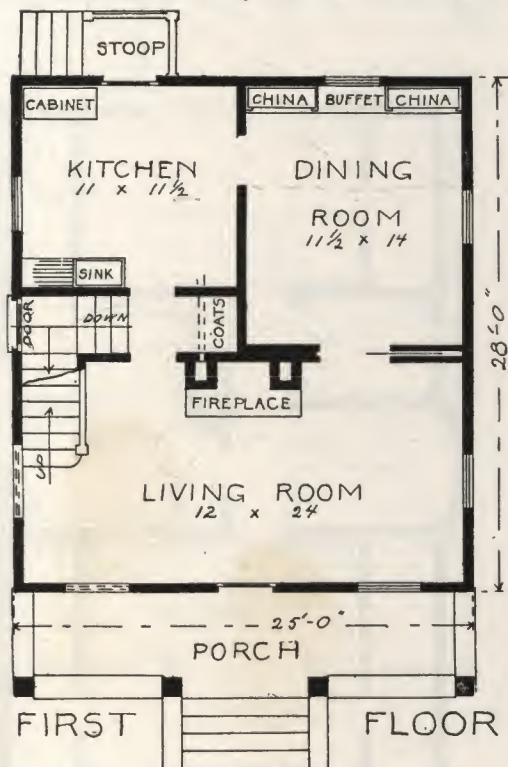


DESIGN K 1314

This is a very popular design and one that has been built many times. The exterior is of shingles and siding. Finish and floors of yellow pine. Full basement, 7 feet 6 inches; furnace heat. First story, 9 feet 5 inches; second story, 8 feet 5 inches. No attic. Size, 25 feet by 28 feet 4 inches.

There is absolutely no waste room in the

whole plan, every inch having been utilized. The stair could be separated by a cased opening from the living room and the entrance door moved over if desired. One of the conveniences is the combination basement stairway, there being access to both cellar stairs, kitchen and outdoors. Careful planning reduces the cost of this cottage to \$2,500.





## DESIGN K 813

This little design is a most popular plan for the very utmost is attained in the least possible space. The pretty reception hall with the seat on one side and half screened staircase beyond, make an attractive entrance. The sitting room is generous in its proportions and place and tiny bookcase recessed in one corner.

There is a completely equipped pantry and refrigerator entry, which latter is very desirable and considered necessary in most modern houses. Direct passage from kitchen to front door is secured without passing through any other room, and access to cellarway is especially convenient. The front hall has paneled wainscoting. There is a pretty little built-in china closet in the dining room back

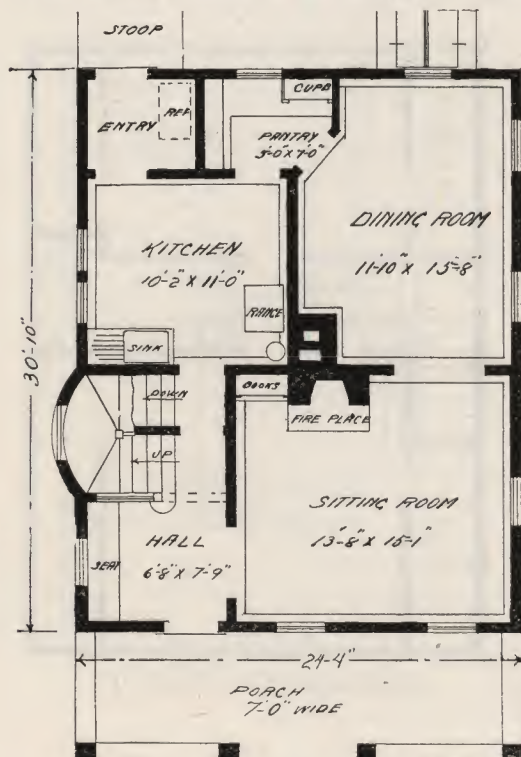
of the chimney not shown in the sketch plans.

The basement extends under the entire house and is provided with hot air heating apparatus and an outside cellar entry. There is no available space in attic.

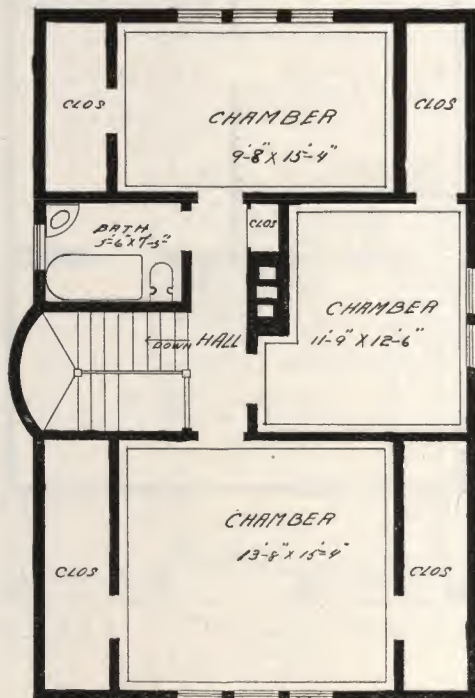
The finish of the first and second floors is of pine, poplar or cypress, painted or stained. Plain hardwood floors throughout first story and second story hall and bathroom.

Finish of first story is of clapboards, second story shingles.

Estimated cost, including finish above described, \$2,375; width, 24 feet 4 inches; depth 30 feet 10 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 6 inches; lowest height of second story rooms at closet line, 5 feet 6 inches



813





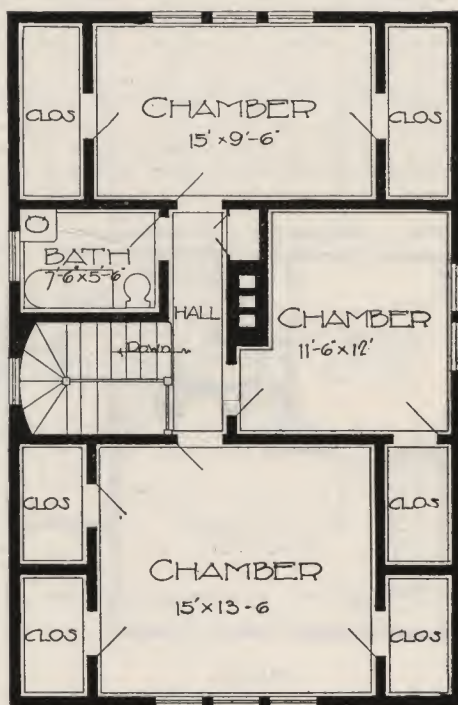
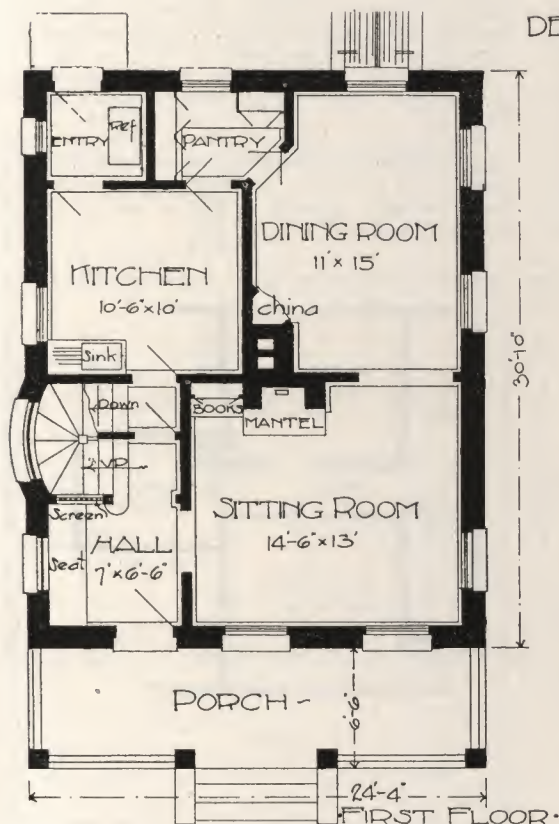


DESIGN K 2242

The first story is of brick, 9 feet 6 inches high, and the second story having shingled gables is built in the roof, 8 feet 6 inches high, with lowest point at sides, 5 feet 6 inches. There are six rooms, pantry and bath,

with a 7 foot basement. A scuttle would provide entrance to the attic space. Size is 24 feet 4 inches by 30 feet 10 inches. The cost is estimated at \$2,875, including furnace and plumbing.

DESIGN NO





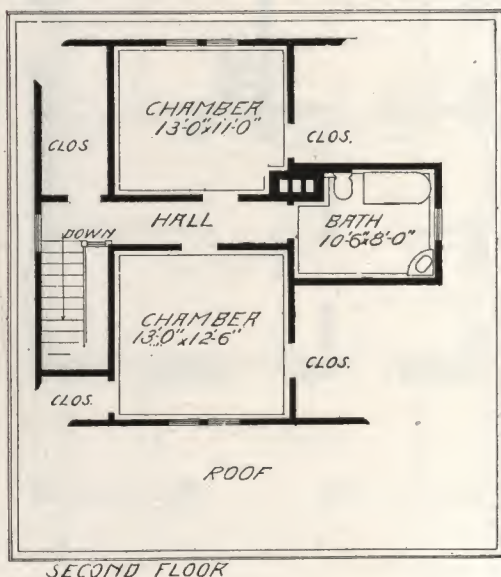
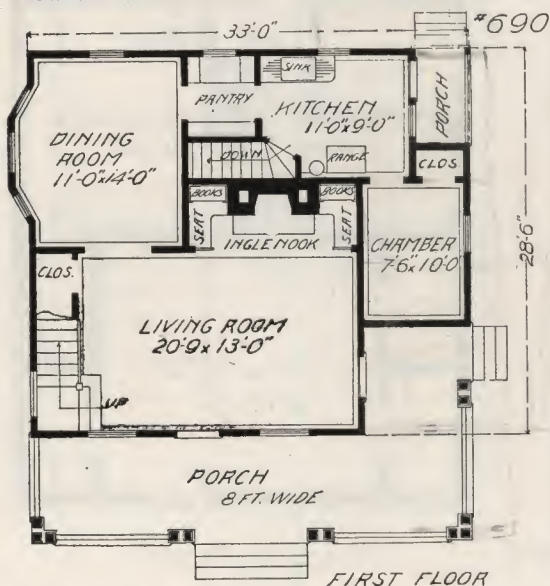
DESIGN K 690

This little cottage has rather an unusual arrangement of rooms, and many desirable features. The living room, with its wide inglenook and staircase at the end and panelled wainscoating makes a very attractive apartment. If desired, this design can readily be changed, making a hall of the small first floor bedroom and moving the bathroom on second floor further to the rear or the opposite side of the house. This would, of course, bring the front door rather near the side entrance to the porch and take the staircase out of the living room, where it is now shown.

There is a full basement with cemented floor and hot air heating apparatus and ventilating system provided. While the finish all through the house is simple, it is neat and attractive, of Georgia pine.

Clapboards are intended for the exterior up to the belt course, the gables to be shingled.

Estimated cost, \$2,300; width, 33 feet; depth 28 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Lowest height of second story rooms, 5 feet.



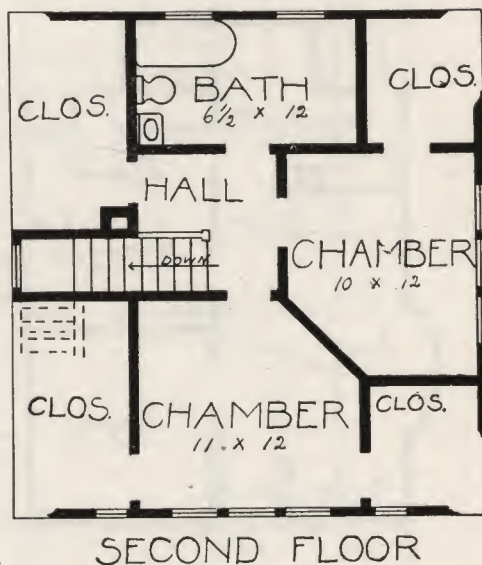
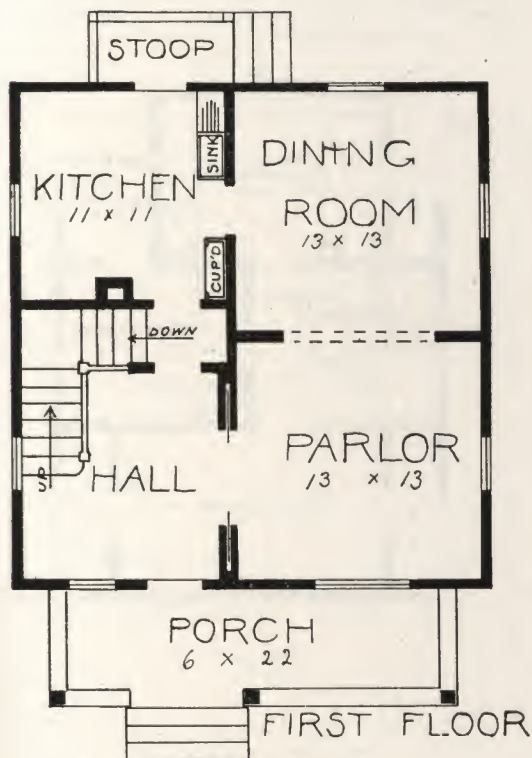




DESIGN K 1341

This cottage has a shingled and sided exterior, the first floor contains four good rooms including the spacious reception room, and on the second story are two chambers, an ample bathroom and four large closets.

Finish and floors yellow pine. Full basement with outside entrance, containing laundry and furnace. Size 25 feet 10 inches, by 27 feet 3 inches. Basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches. No attic. Estimated cost, \$2,200.





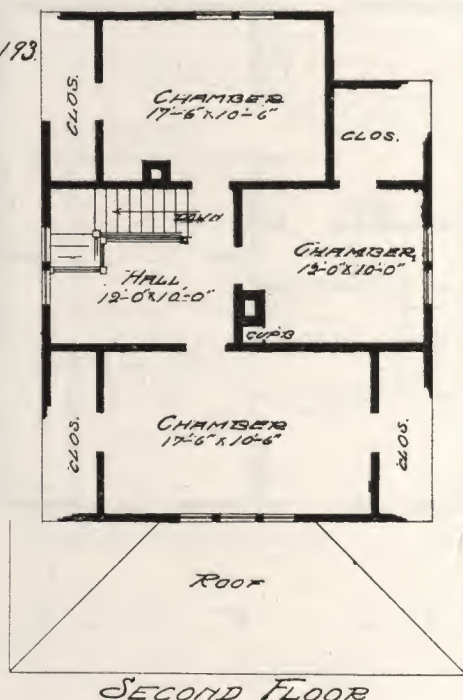
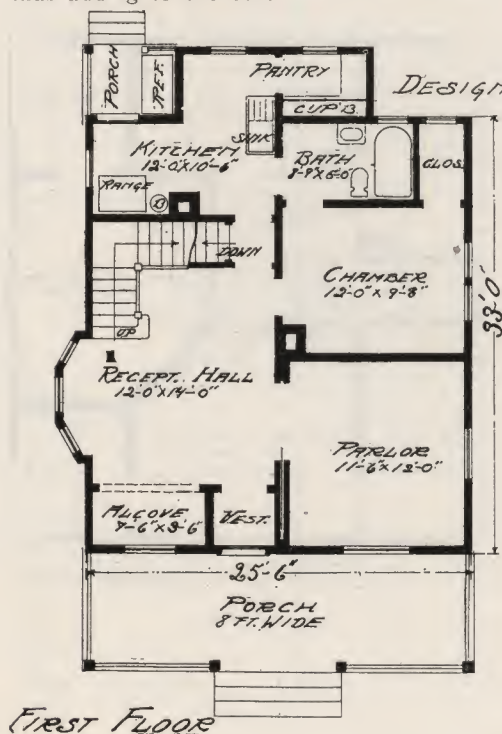
DESIGN K 1193

An exceedingly attractive little cottage, the pretty exterior effect being obtained by the use of clapboards for first story and shingles, with every other course doubled, for second story.

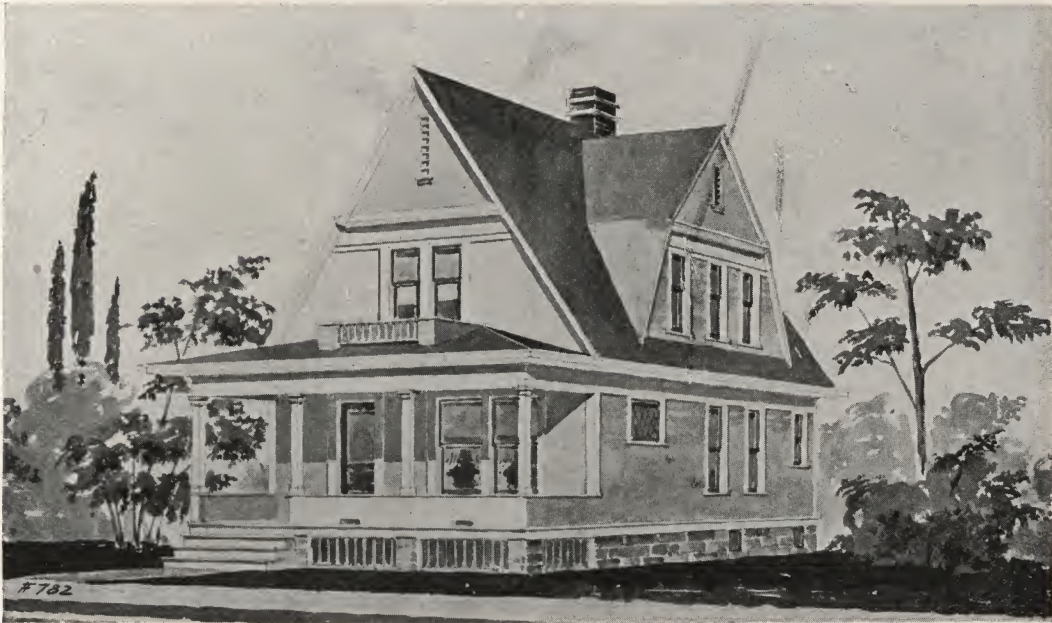
There is a full basement with cement floor, etc. No heating apparatus is shown and, therefore, not included in the cost estimate. One can be installed, however, if desired, thus adding to the cost.

Georgia pine floors are intended for vestibule, reception hall, parlor, kitchen and bathroom, with birch finish in reception hall and parlor; balance of house, pine, poplar or cypress, painted or stained.

Estimated cost, \$2,500, width, 25 feet 6 inches; depth, 33 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story rooms, 5 feet.







DESIGN K 782

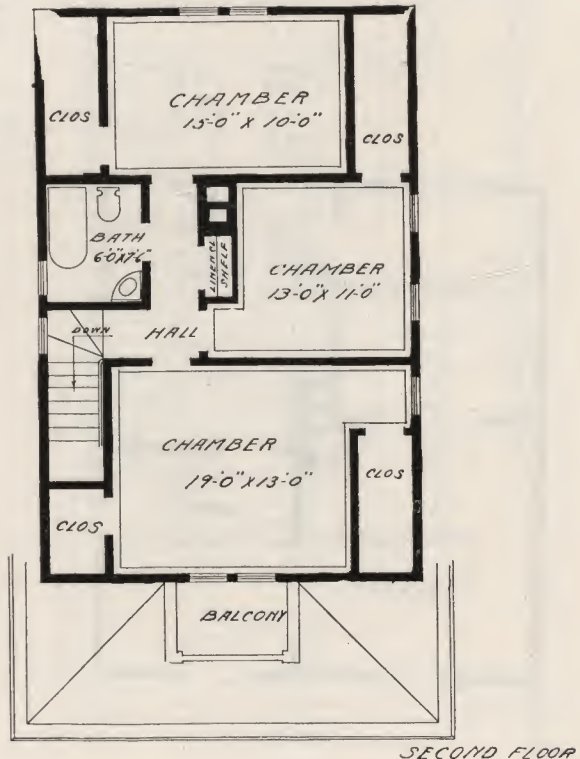
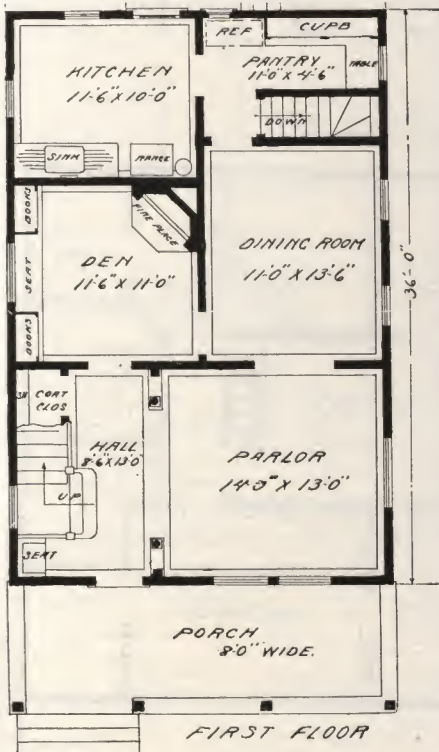
This is a most attractive, practical, thoroughly modern up-to-date cottage home.

The finish of the hall and parlor is of birch; the den and dining room of oak, with pine, poplar or cypress, painted or stained for the balance of the house. Plain hardwood floors throughout first story.

There is no available space in the attic of this design, same being reached only through

a scuttle. The foundation is of stone, but cellar extends only under dining room, den and kitchen.

Estimated cost, not including furnace, \$2,350; width, 24 feet; depth, 36 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Lowest height of second story at closet partition, 6 feet.





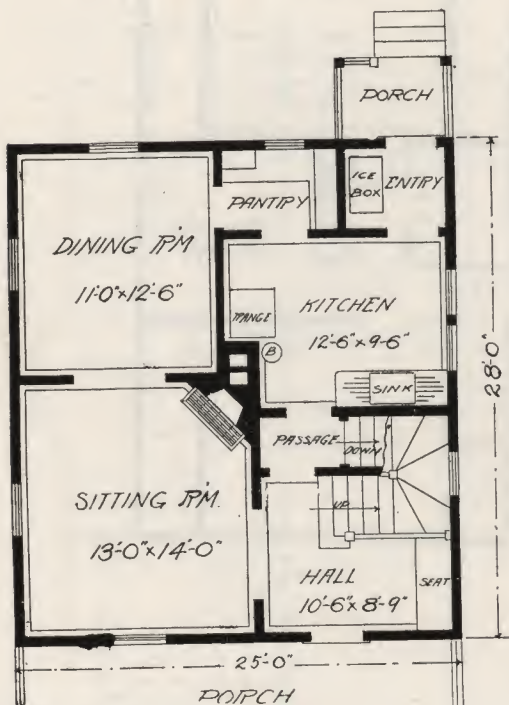
DESIGN K 650

The house is modern, with complete bath room and kitchen plumbing, hardwood floors on both stories, except in kitchen and pantry, and a hot air furnace in the basement. The cellar stairway arrangement will at once commend itself to the thoughtful as it is convenient from both kitchen and front part of house, provides a side entrance and does away with the extra expense of outside cellar stairs.

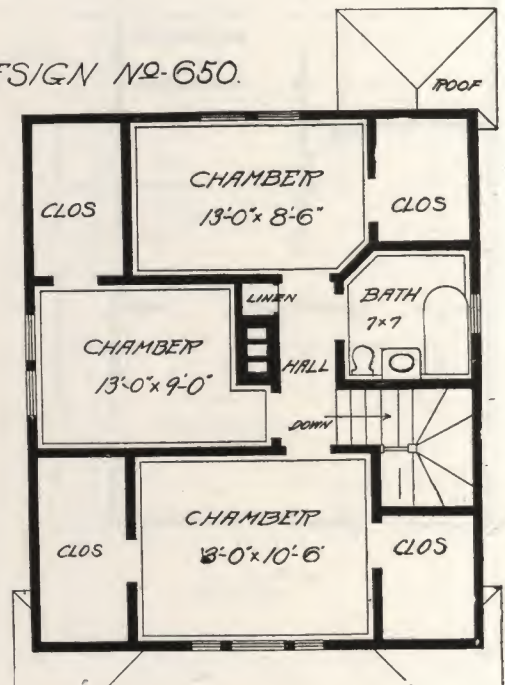
If the expense of a fireplace can be af-

forded, this feature would be very effective and the present chimney, enlarged one flue, could be used without any trouble. The closet space in this plan is very generous, a desirable provision in a house without an attic. The second story rooms are but slightly cut off by the roof. Exterior clapboards and shingles.

Width, 25 feet; depth, 28 feet; height of basement, 7 feet; first story, 9 feet, 5 inches; second story, 8 feet, 6 inches. Estimated cost \$2,350.



DESIGN NO. 650.







DESIGN K 719

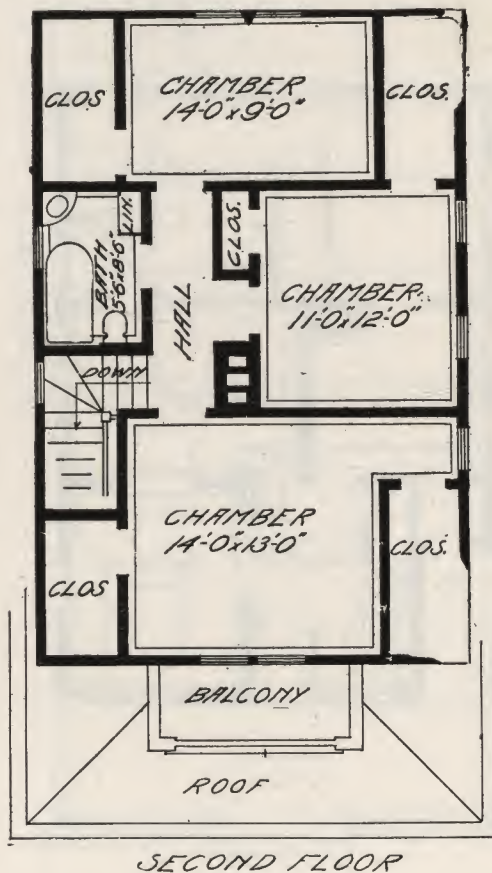
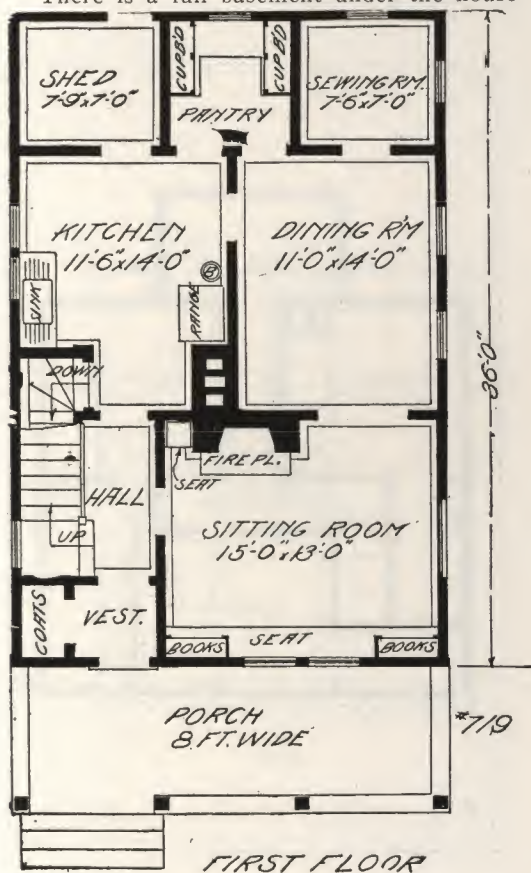
This design makes a very complete modern house.

The bedrooms on the second floor are of good size and provided with large closets. Bath conveniently located off hall. Hardwood floors for main rooms. Finish, pine poplar or cypress.

There is a full basement under the house

and hot air heating apparatus. Cistern, attic space for ventilation only. Exterior is intended to be shingled.

Width, 24 feet; depth, 36 feet; basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches; lowest height of second story, 6 feet. Estimated cost, \$3,100.





DESIGN K 552

The exterior finish of the first story is of red brick veneer; second story shingles.

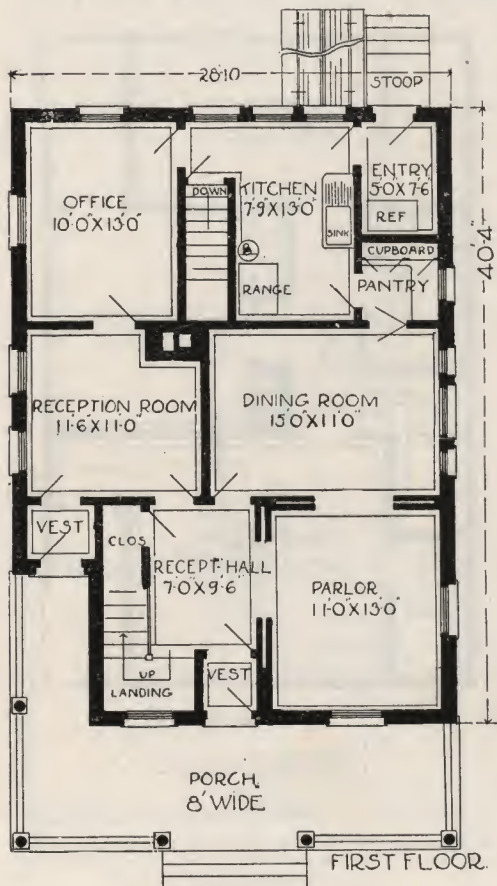
The house is arranged for a physician's home, with separate side vestibule, reception room and office. Sliding doors are provided from hall, parlor and dining room.

Hardwood floors on first story and bath

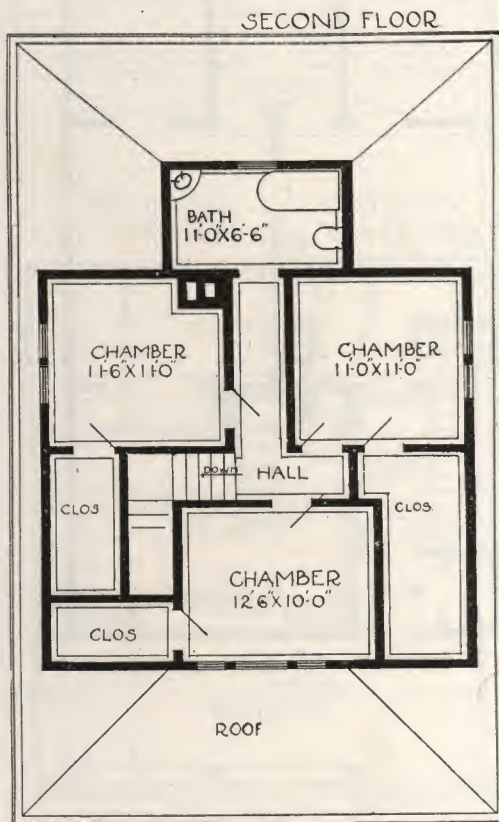
room. Oak, birch and pine finish.

Basement under kitchen and dining room, contains a hot air furnace.

Estimated cost, \$3,400. Width, 28 feet 10 inches; depth, 40 feet 4 inches, height of cellar, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 3 inches.



DESIGN N 552







DESIGN K 541

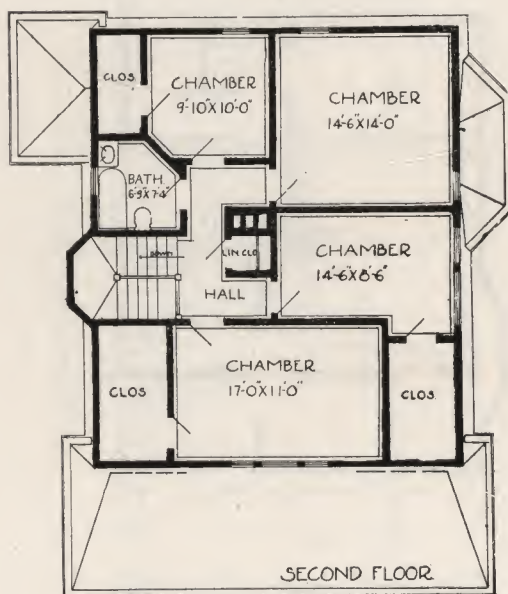
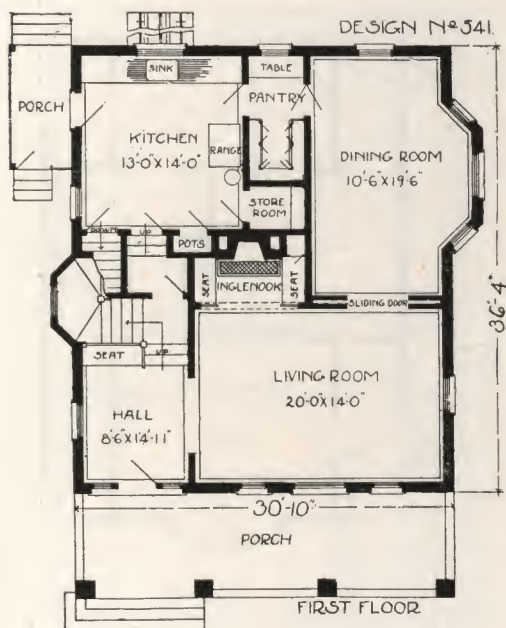
This house makes a very pleasant home. Large living rooms are becoming more and more in favor, taking the place of the old style parlor and sitting room.

The reception hall is pretty nicely detailed. The inglenook adds a great deal to the coziness of the large living room.

The house is of stone for basement wall; first story stone veneer or brick, and stained shingles for the second story gables. The porch wall and columns are stone and the porch floor cement.

Hardwood floors for entire first story, second story hall and bath. White oak finish for hall, living room and dining room. Balance pine or poplar. Basement under entire house, with laundry, cement floor and hot air heater.

Estimated cost, \$3,250. Width, 30 feet 10 inches; depth, 36 feet 4 inches; Height of basement, 7 feet 6 inches; height of first story, 9 feet 6 inches; second story, 8 feet 3 inches.





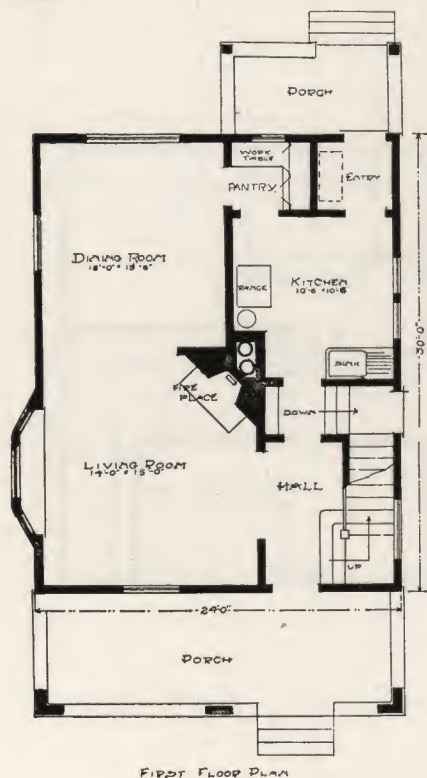
DESIGN K 1011

In this cottage, the exterior finish is entirely of shingles, the broad low roof lines being of pleasing style. The arrangement of rooms is simple. The living-room is made unusually pleasant by the treatment of side of room, where bay is built out, containing flower shelf and bookcases. The wide opening between living-room and dining-room gives a good view of this room and the wide high fancy window at the rear of dining-room.

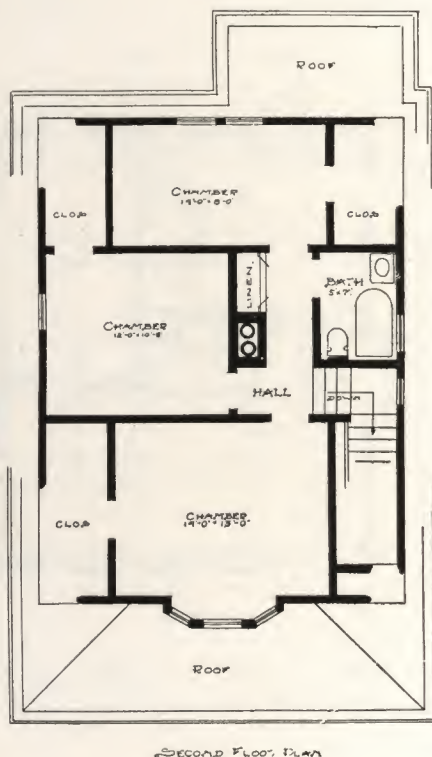
Basement extends under entire house and a hot air heating and ventilating system is installed. The attic space is for ventilation only.

The finish of the main rooms of first story is in birch with birch floors throughout.

Estimated cost, \$2,400; width, 24 feet; depth, 30 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; second story rooms, full height.



# 1011







DESIGN K 666

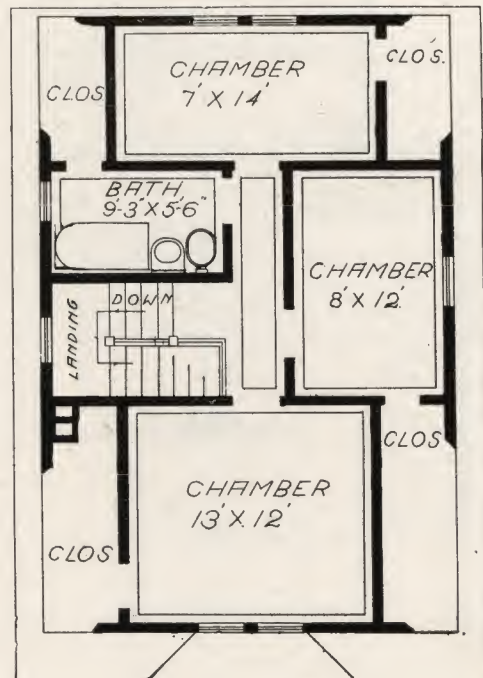
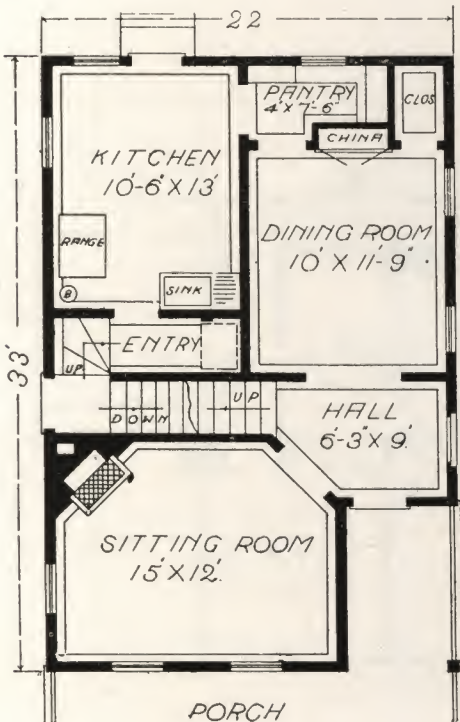
This design with clapboard exterior shows a small moderate cost home, which has been arranged so compactly and economically that it can be built for an exceedingly small sum.

Entrance to the sitting-room is gained through a cozy little reception hall, and is separated from the hall by a large cased opening. This room is of good size, and has an attractive fireplace, the facings and hearth of which are red pressed brick. A cased opening also separates the sitting-room from the dining-room.

Another desirable feature of this design is the cellar entrance from the grade. The finish is of white oak with hardwood floors and pine painted, with pine floors.

The second floor has three good sized chambers, bathroom and ample closet accommodations. There is some storage space in the attic, and a scuttle to same provided in the second story hall.

Estimated cost, \$2,300; width, 22 feet; depth, 33 feet; height of basement, 7 feet; first story, 9 feet; second story, 8 feet; lowest height second story, 7 feet.



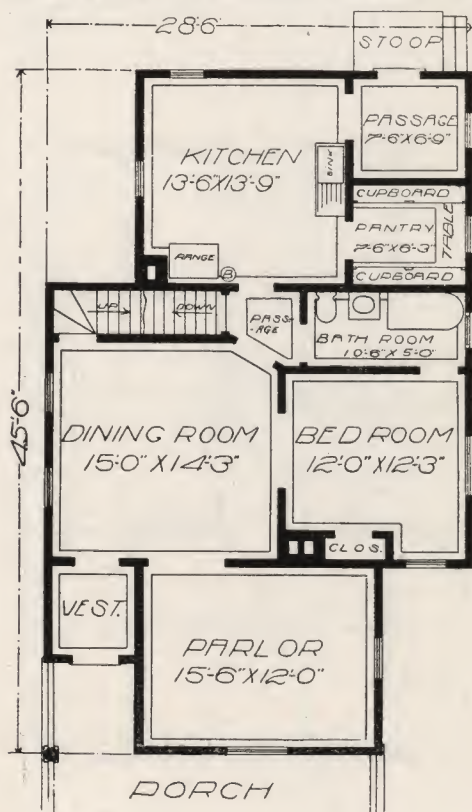


DESIGN K 678.

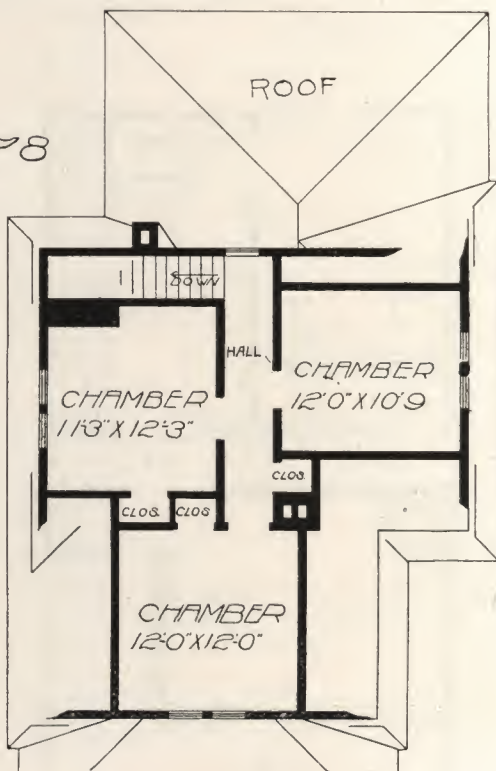
The main features of this design are its large rooms and practical and convenient interior arrangement. Ample space in the passage or rear entry is provided for refrigerator and other kitchen articles. The front portion is unexcavated, but the cost of the cross wall would practically carry the outer walls down, giving full basement, that is, a "bank"

cellar. Second story rooms are a trifle small, but there are three of them. Georgia pine finish.

Estimated cost, \$2,200; width, 28 feet 6 inches; depth, 45 feet 6 inches; height of basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 6 inches; lowest height of second story, 5 feet.



# 678





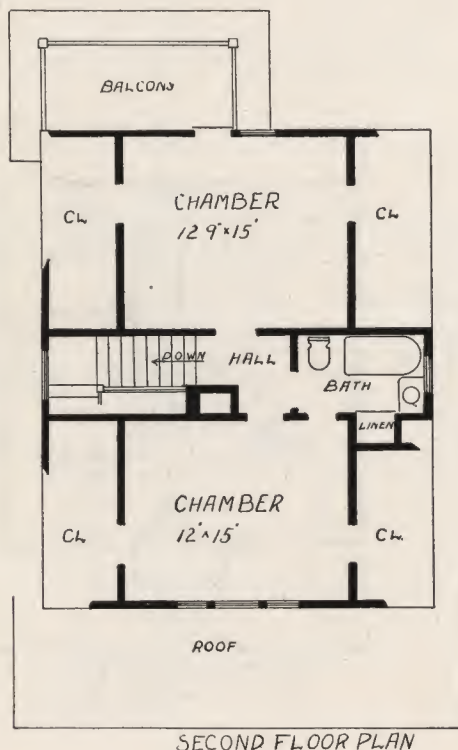
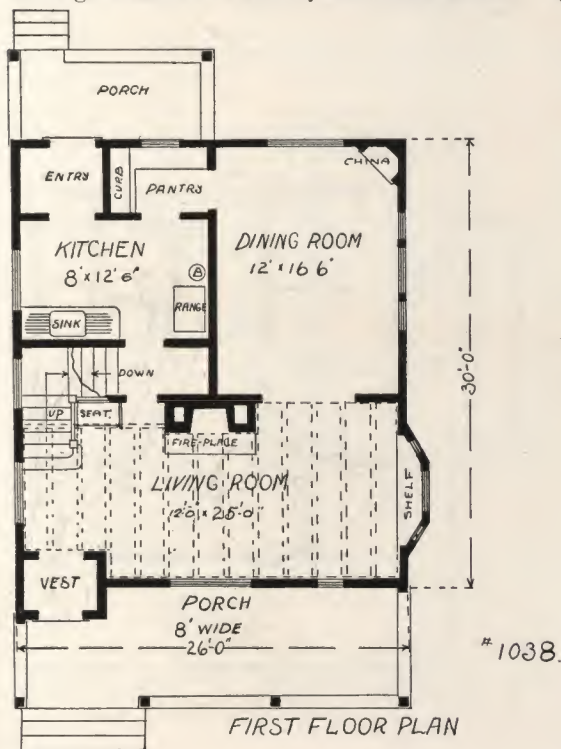


DESIGN K 1038

An exterior suggestive of French cottage design with its steep, picturesque roof gables, and dormer. The projecting hood over the mullioned windows of front gable is a felicitous touch. The floor plan has been made for those who wanted few but spacious rooms. The living room extends across the entire front and is most attractive with heavily beamed ceiling, fireplace and open stair in one corner. A broad flower shelf under the high windows of the bay with book shelves

built in underneath, makes a telling feature. The living and dining rooms are handsomely finished in oak, with hardwood floors throughout. Hot air heat is provided and there is a full basement with stationary laundry tubs set. Attic space for ventilation.

Width of house, 26 feet; depth, 30 feet; height of basement, 7 feet; first story, 9 feet and 5 inches; second story, 8 feet 3 inches; rooms full height; estimated cost, \$2,600.





DESIGN K 742

In a small design of this kind a full basement is seldom desired. The plans provide only for a cellar under the rear portion, the front being unexcavated. The cellar is very complete, however, with cement floor, cistern, etc. A heating plant could be provided.

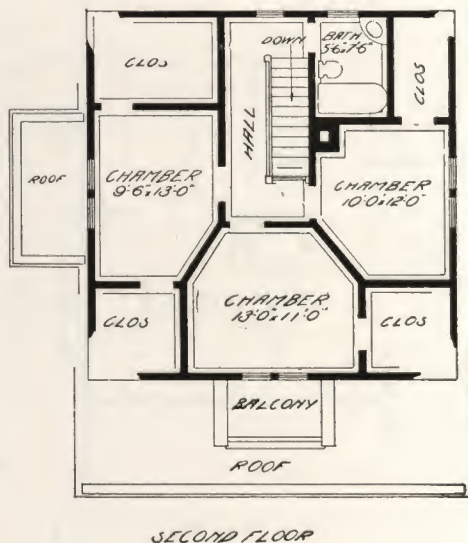
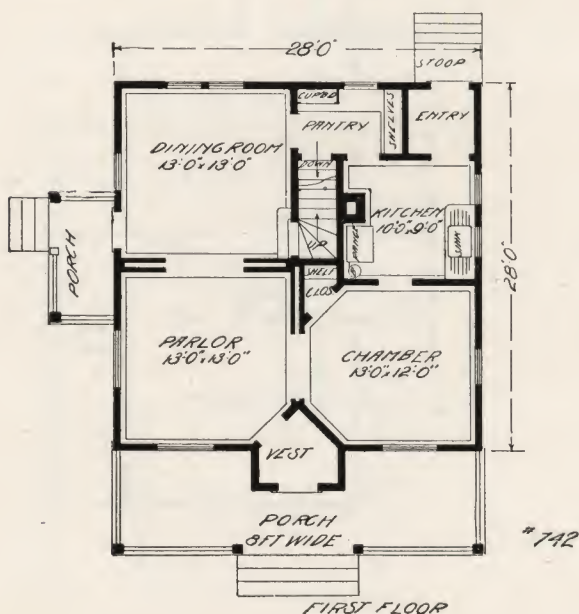
Though the interior of this house is not elaborate, yet the arrangement of the rooms is practical and pleasing. The parlor and dining room are separated by means of sliding doors, which are also provided between parlor and bedroom. The pantry is complete with shelves, flour bins, etc. A refrigerator could be placed in the entry at rear of kitchen, if desired.

Special study was given to the matter of sleeping rooms, and four very fair sized bed-

rooms secured, with closets. A bath is provided for off the hall on second floor. If it was desired to have this bath on first floor, same could be put back of the bedroom, which would necessitate the omission of the pantry and entry, letting the kitchen run clear back. The cellar stairs would then go down from kitchen instead of from pantry, as shown. The finish is intended to be of pine or cypress.

The exterior of the first story is to be of clapboards, the gables to be shingled.

Estimated cost, \$2,150, including plumbing; width, 28 feet; depth, 28 feet; height of basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches.





#657.



DESIGN K 657

In this design we have a story and a half shingled and sided cottage, which contains some very desirable features for a suburban home. The rooms are all of good size and well lighted.

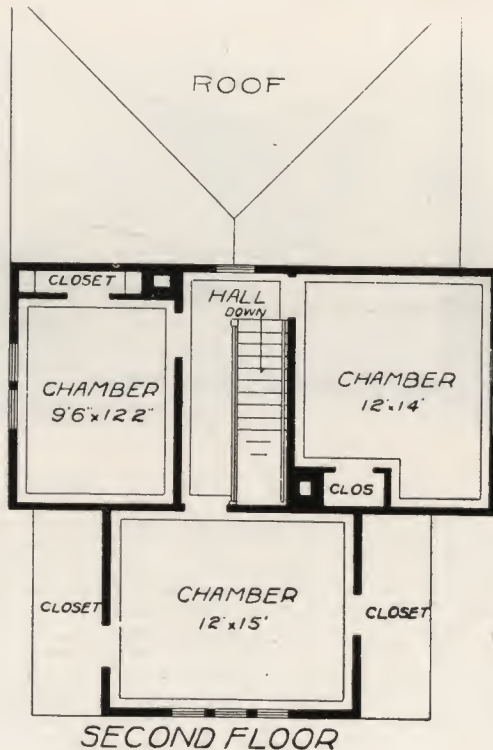
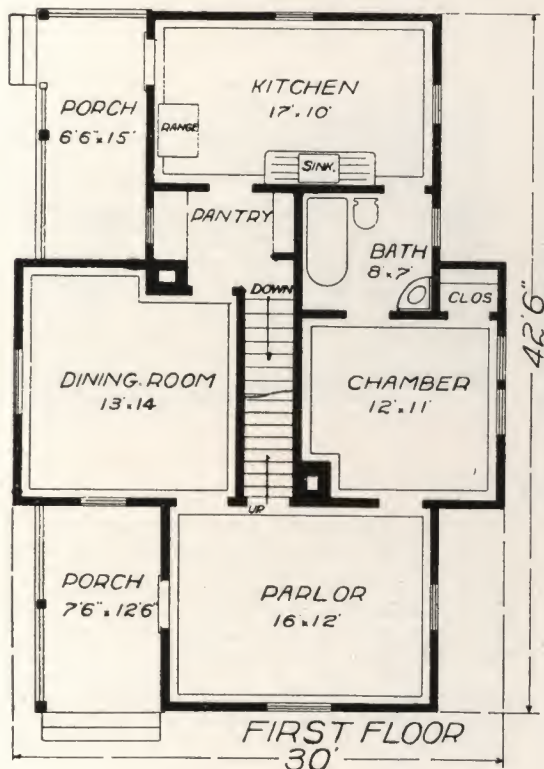
The house is intended to be finished in pine or cypress, painted.

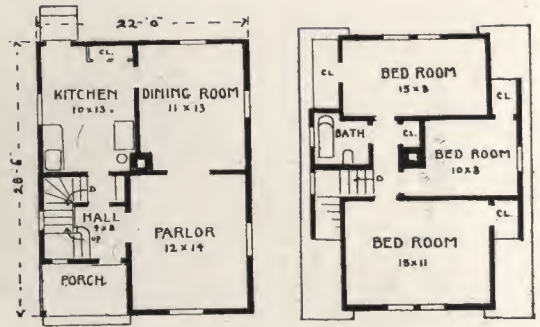
The kitchen could be easily built up two stories, thus obtaining an additional cham-

ber and space sufficient for a bathroom on the second floor.

The basement could be easily enlarged sufficiently to accommodate a heating plant.

Estimated cost, \$2,000; width, 30 feet; depth, 42 feet 6 inches; height of cellar, 6 feet 6 inches; first story, 10 feet; second story, 8 feet 3 inches.





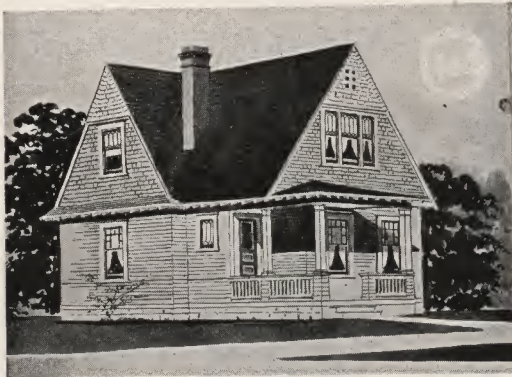
DESIGN K 2135

This little shingled and sided home is one of the most popular designs of low cost cottages, and for a compact, well arranged modern little home, it is certainly hard to beat, both as to interior arrangement and exterior appearance. The porch is very fair, and could readily be extended across the front of the house with good effect, if desired. The reception hall, with its pretty stairways, is a very attractive feature of the design, and a tiny pantry is improvised under the stairs through which is reached the kitchen without passing through any other room, and the cellar stairs are directly under the remainder of the main stairway. The parlor and dining room connecting, is another advantage.

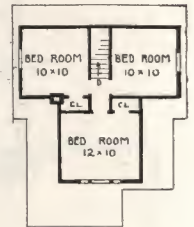
The second floor is remarkable for its unusual economy of floor space, every inch having been used to the best advantage possible, and the luxury of a bathroom has also been provided. Finish, cypress, poplar or pine.

The centrally located chimney makes it possible to provide for stoves in any of the rooms or the cellar may be enlarged sufficiently to contain a small furnace.

Estimated cost, \$1,450. Width, 22 feet; depth, 28 feet, 6 inches; small cellar; height first story, 9 feet, 3 inches; second story, 8 feet; lowest height second story, 4 feet, 6 inches.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN K 2145

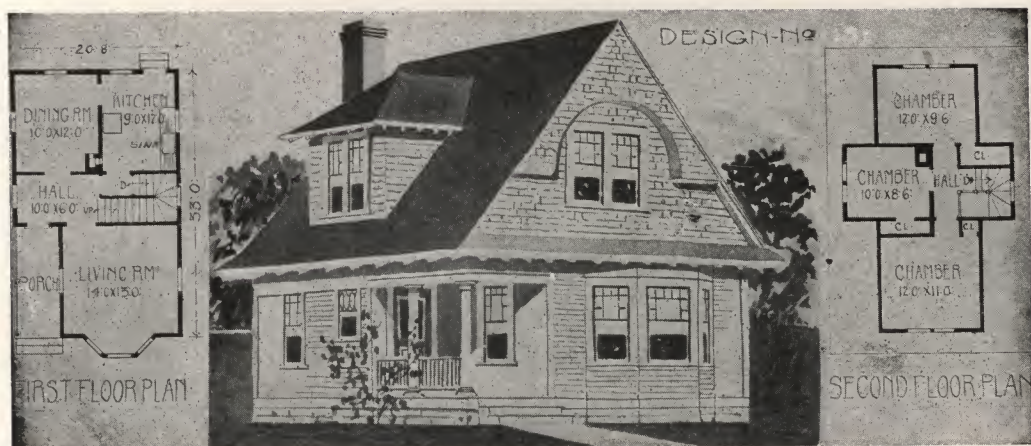
Cozy, well arranged six-room house at comparatively small cost. The spacious porch of this cottage is especially inviting on a hot day. This design has an advantage over the preceding one inasmuch as we have a pantry. Also in the hall of this design is a coat closet. By adding a couple of feet to the rear the rear rooms could be enlarged to good advantage. The bedroom on the ground floor would make an excellent dining-room by cutting a door into the kitchen. A small cellar and also a sink are included in

the cost. Attic space for ventilation only.

The exterior is of siding for the first story and shingles on the second. Several color schemes could be adapted to good effect. A light manilla for the body, mouse color for trimming, with a moss green roof would be one. Finish, cypress or pine.

Estimated cost, \$1,700; width, 24 feet 6 inches; depth, 26 feet 6 inches; small cellar; height of first story, 9 feet 6 inches; height of second story, 8 feet; lowest height of second story, 4 feet.





DESIGN K 2152

I consider this one of the best planned and conveniently arranged houses of low cost that I have. The effect upon entering the hall is very good, as the rooms open up on the hall giving a spacious and homelike appearance.

A small cellar is provided, also kitchen sink. A pantry and back porch could easily be built on the rear at small additional expense, and by making the house two stories in height the size of bedroom could be increased and a bathroom obtained. One of the

desirable features is the direct access to the front hall from the kitchen.

The exterior finish is siding for the first story with shingles on the second, thus giving a tasty exterior. Finish, cypress or pine. A furnace could be arranged for.

Estimated cost, \$1,400. Width, 20 feet 8 inches; depth, 33 feet. Small cellar. Height first story, 9 feet 6 inches; second story, 8 feet; lowest height second story, 5 feet 6 inches.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DESIGN K 2146

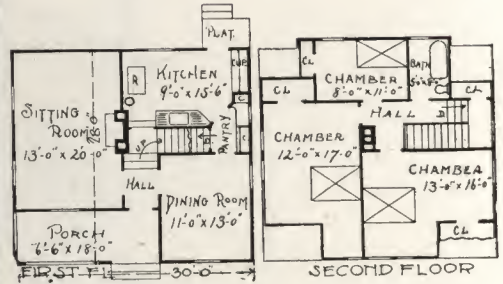
This little summer cottage is adapted to a narrow lot, the width being but 19 feet. It will go nicely on a 25-foot lot. From the front hall the stairway ascends to the second floor, where, as will be noticed, not an inch of room is wasted by halls. The bedrooms on the second floor are provided with good sized closets.

The kitchen is fitted with shelving for dishes, and has also a sink. There is a small cellar, and a full basement could be arranged if desired. No attic.

Double floors are provided for the first floor and the outside walls would be first sheathed and then covered with paper and finished with either shingles or siding, whichever was preferred. Finish, cypress or pine.

Estimated cost, \$1,400; width, 19 feet; depth, 26 feet 6 inches; small cellar; height of first story, 9 feet 3 inches; second story, 8 feet 2 inches; lowest height of second story, 5 feet.





DESIGN K 2001

The main and perhaps the most attractive feature of this plan is the unusually fine large sitting-room with its open fire and pleasant outlook. If desired the rear portion could be partitioned off for a bedroom, for such event it might be well to increase the depth of house a foot or so.

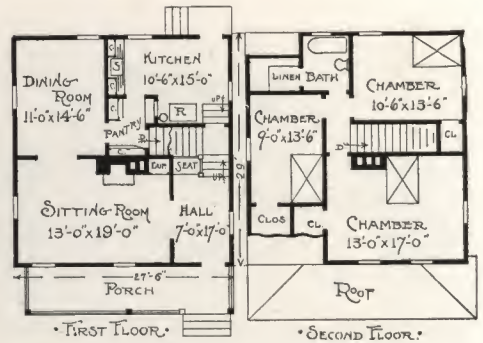
The kitchen is of good size and so located that the main chimney serves it. It has a roomy cupboard at one end with a place for pots, kettles, etc., and the sink is convenient to the pantry.

Directly in front, as the hall is entered, is the stairway, rising three steps to a landing and then turning to the right. Much space and expense is here saved by com-

binning the front and back stairs from the first landing, as shown on the plan; entrance to the kitchen being had from a door on this first landing. There is no attic. Full basement and furnace.

Examination of this design will show a most convenient, compact and economical arrangement of rooms, with no space wasted and yet a most charming and generous sized interior effect is obtained. Finish pine or poplar. Exterior siding and shingles.

Estimated cost, \$2,300; width, 30 feet; depth, 27 feet; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest height second story, 6 feet.



DESIGN K 2013

In this design we have a somewhat larger house with every facility of arrangement and convenience shown in the preceding design and more. Exterior shingles and siding.

There is a basement with cemented floor under the entire house, so that the house can be heated by a furnace if desired. The sitting room is larger and has the luxury of an open fire.

The dining room is of good size and communicates with the kitchen through a very nice pantry.

It is generally an advantage much appreciated by the housewife to have a family bed-

room of good size, and in this design her wants in this respect are fully provided for, as the room is ample to take a child's bed in addition to the regular furniture. The bathroom is amply large for the fixtures it accommodates, and from it opens a good sized linen closet, utilizing the space under the slope of the roof, as the space on the other side is utilized for closets. Finish, pine or poplar.

Estimated cost, \$2,700; width, 27 feet 6 inches; depth, 29 feet; height of basement, 7 feet 6 inches; first story, 9 feet 3 inches; second story, 8 feet 3 inches. Attic space from scuttle.



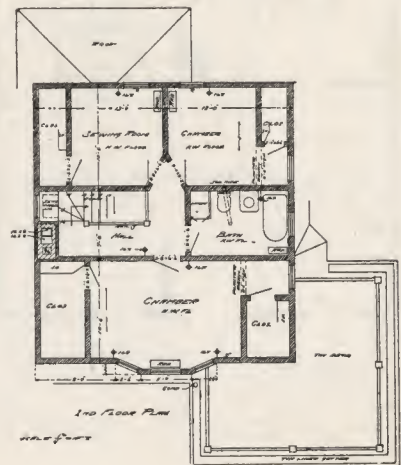
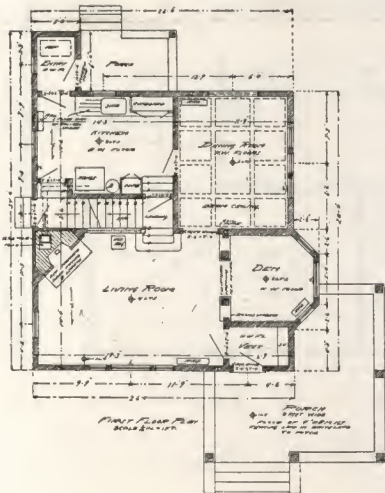


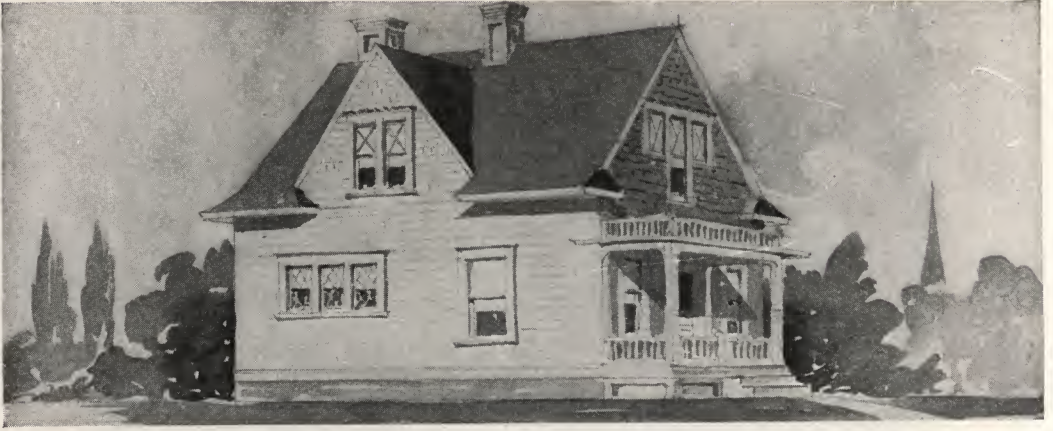
DESIGN K 1310

This design is a story and a half cottage of attractive appearance. The size is 26 by 34 feet, exclusive of front porch and a bay on the right side. Its estimated cost to build \$3,175. The porch is nine feet wide and sided. The plans show the house as built on a level lot, and calls for a door at grade which communicates with steps up to kitchen and down to cellar.

The front entrance being at one side allows a maximum amount of space for the living room. This room terminates at the right in the portion marked "Den" on the floor plan, being separated only by a columned opening with book shelves built in beneath.

The dining room has a high window of leaded glass at the rear, under which a sideboard could be placed, and three windows on the side, opposite which is the door into kitchen. The arrangements in this latter room are most complete. Where built for use of a gas range the smoke flue crossing over to chimney can be omitted. The screened porch at rear, with the enclosed vestibule for refrigerator is an excellent arrangement. Four steps from the kitchen lead to the stair landing, giving a combination stairway. This is one of the most complete cottages in this collection.





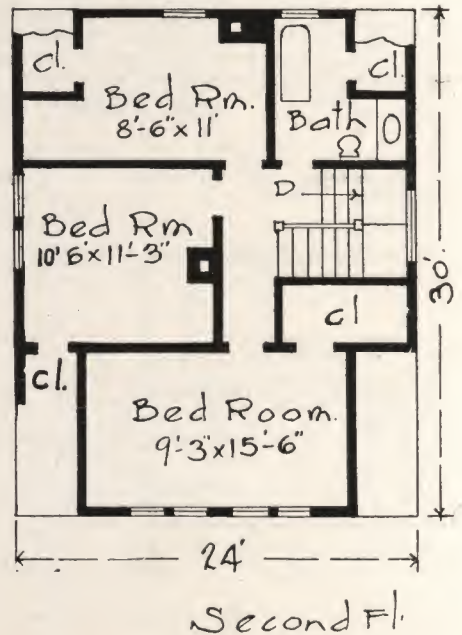
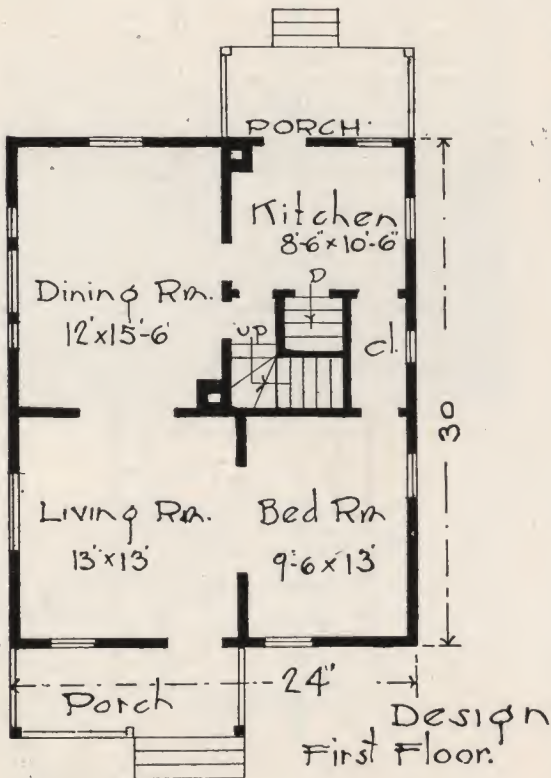
DESIGN K 2319

This is a very complete modern little home designed for a 30 or 40 foot lot. The house being only 24 feet in width, it will go nicely on a 30-foot lot.

The effect upon entering the living room is that of quite a spacious house, as the bed room and dining room are connected with the living room by large cased openings, which make the rooms open up together well. One of the desirable features of this house is the closet provided for each bedroom; another,

the bathroom, which is conveniently located, and makes the second story complete. A fire-place could be easily arranged in the living room, were it desired. A small cellar only is provided. Finish is of cypress, pine or poplar, painted. Exterior of siding and shingles.

Estimated cost, \$1,800. Width, 24 feet; depth, 30 feet; height of first story, 9 feet; second story, 8 feet, 3 inches; lowest height of second story, 6 feet.







## DESIGN K 1006.

Design K 1006 shows a summer home, comparatively small in size, yet having five chambers and bath and below, most roomy living rooms. This result is obtained by the enclosed porch, an unique feature in itself and one which would add much to the comfort of the home. The wide openings are arranged with sliding windows, which in pleasant weather can be shoved entirely out of sight into the wall pockets, while on cold and windy days the protection of the glass proves most acceptable.

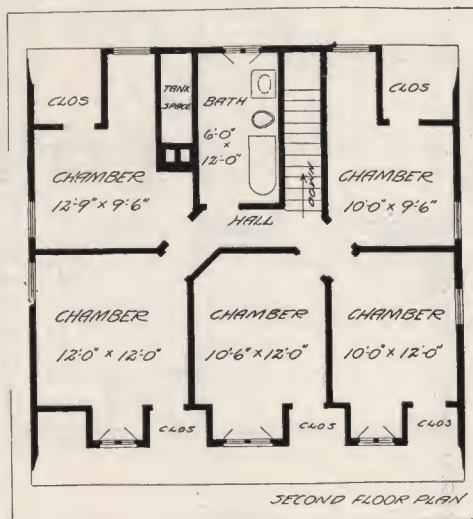
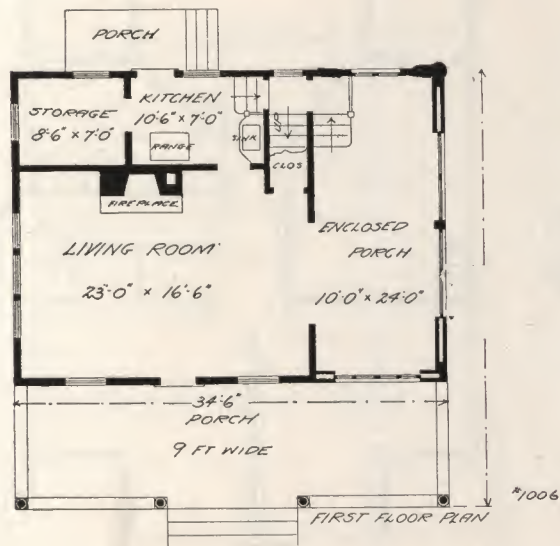
The wide front porch, nine feet in width, increases the porch area to exceptional size. The living-room proper is generous in itself, —23 feet by 16 feet 6 inches,—and is well lighted. The fireplace and mantel are of selected red common brick, simple yet of ornamental design. The joists of the upper floors

are dressed and arranged to form a beamed ceiling, while the walls are ceiled instead of being plastered.

The kitchen is small but has the advantage of a good-sized storage-room connecting. The stairs are accessible from either the kitchen or the enclosed porch. Foundation of posts.

The exterior is of shingles and is made especially attractive by the three small dormers with their swinging windows of diamond-shaped glass. This house with a little change in construction, as plastering, etc., could be easily adapted for a cold weather house, as well. Finish would be Georgia pine.

Estimated cost, \$2,800; width, 34 feet 6 inches; depth, 35 feet; height of first story, 9 feet 5 inches; second story, 8 feet; lowest wall height second story, 5 feet 6 inches.





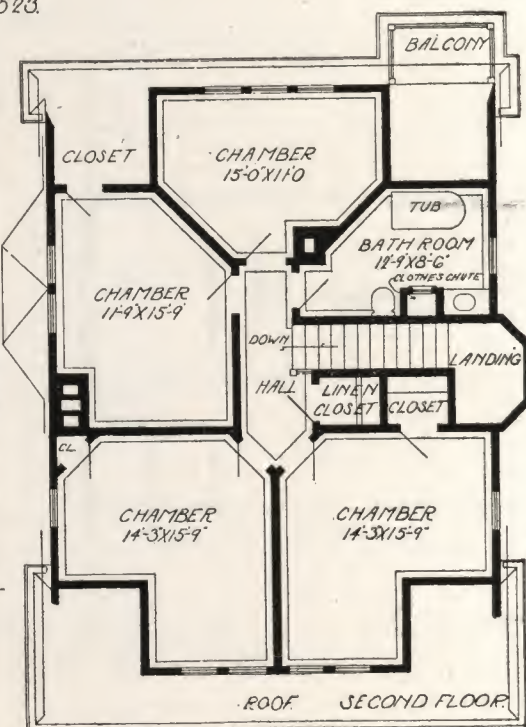
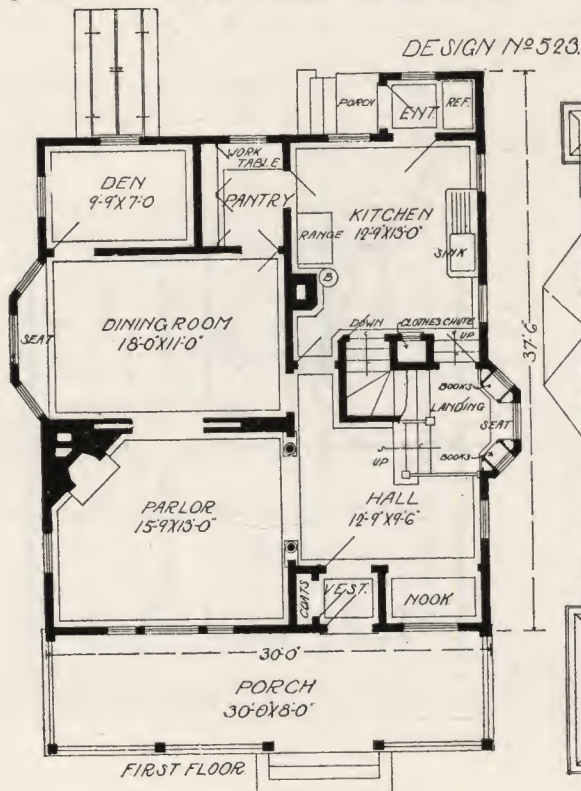
DESIGN K 523

To those who wish a cottage home this design, to my mind, presents many desirable features. The exterior appearance is very attractive and neat. There is just enough ornamentation to take away the plainness. The rooms are all large, light and airy.

Entering the hall from the vestibule entrance we have directly in front of us the stairway ascending to the second story. The stair landing with its bay, seat and book case makes an attractive little nook. Just at the right of the hall is the columned archway opening into the parlor, through which can be seen the parlor fireplace and a glimpse of the mantel.

Back of the dining room is a den which may be fitted up as a cozy corner or conservatory. Hardwood floors are figured for the first story, second story bath and hall. Oak finish for the first story except kitchen part. The balance, pine or poplar. Full basement, laundry, clothes chute from bath room to laundry. Hot air furnace and ash pit are provided.

Estimated cost, \$3,800. Width, 30 feet; depth, 37 feet 6 inches; height of basement, 8 feet; first story, 9 feet 3 inches; second story, 8 feet 9 inches.





DESIGN K<sup>®</sup> 1110

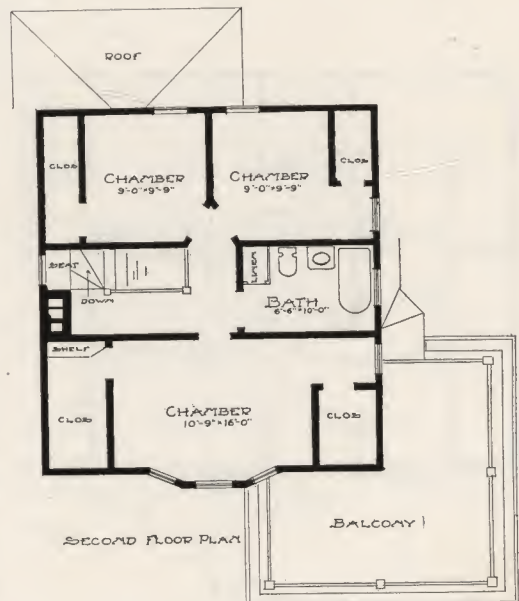
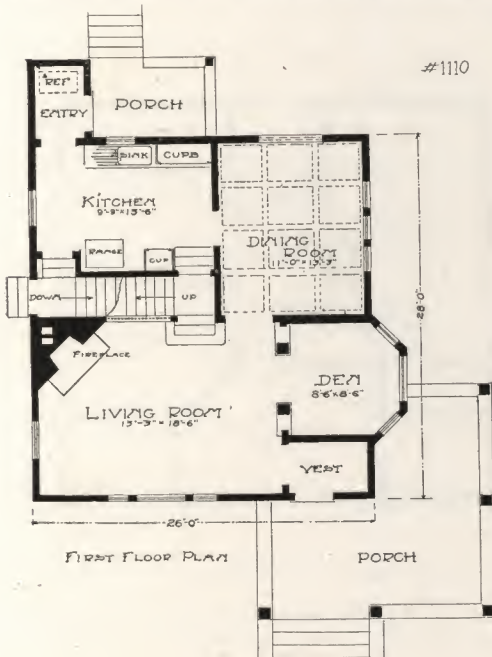
In this cottage design, we have an arrangement of rooms something out of the ordinary. In the first place, there is a corner porch of good size, and entrance through vestibule into living-room. The living-room is embellished with a fireplace and open staircase. A columned opening separates the living-room from the den, and under the pedestals of the columned opening, bookcases are built in.

The dining-room has a beamed ceiling and a plate rail. Kitchen is well equipped with cup-

boards. Three good rooms and bath are obtained on the second floor.

The house has a full basement with a hot water heating plant. The finish of the dining-room and den is in birch with hardwood floors throughout. Balance in pine.

Estimated cost, \$2,975; width, 26 feet; depth, 34 feet including entry; height of basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches; lowest height second story, 6 feet 6 inches.





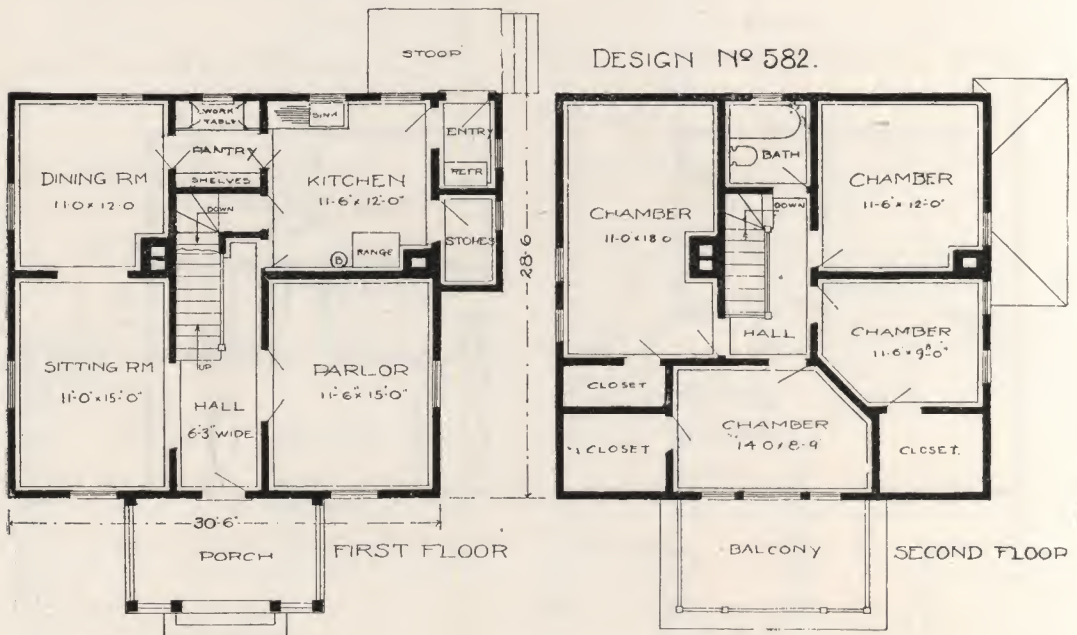
DESIGN K 582

This is quite a fair sized cottage, and, as you will notice, contains four bedrooms and the parlor could also be used for a bedroom, if one were wanted on the first floor. As the house is nearly square and has few breaks, it is an economical one to build. It will also be noticed that but little room is taken up by halls.

The finish is very simply detailed, and is of pine, white wood or poplar throughout the house, with pine floors. While the plans only provide a cellar under the hall and parlor, the same could be easily extended under the entire house and this is recommended, if funds will possibly allow the same, as well as a heating and ventilating system. These two items would increase the cost about \$300.

The cottage is well built, being sheathed with matched fencing, then papered and sided up to the belt course and above this shingled and plastered on the inside. A scuttle to the attic is provided; there is only space here, however, for storage. By using 18 foot studding all rooms could be made full height and a large attic obtained also another bedroom on the second floor. A stair to same could be built in over the main stair. Exterior, siding and shingles.

Estimated cost, \$2,250. Width, 30 feet 6 inches; depth, 28 feet 6 inches; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 5 inches; lowest height of second story rooms, 4 feet 6 inches.







DESIGN K 574

The large porch in this summer cottage affords plenty of room to swing hammocks, and as the porch extends around one side of the house it assures one of all the breeze there is. The living room, too, is of generous size, well lighted and made pleasant by the octagonal tower bay which is fitted up with seats that have hinged lids; also near the staircase is another seat and bookcase.

The fireplace in the dining room has cobblestone facing which extends up to the picture moulding, a height of  $7\frac{1}{2}$  feet. There is a little china closet in the dining room and the kitchen has two cupboards for dishes and utensils. Beside this there is a little storage room off the kitchen.

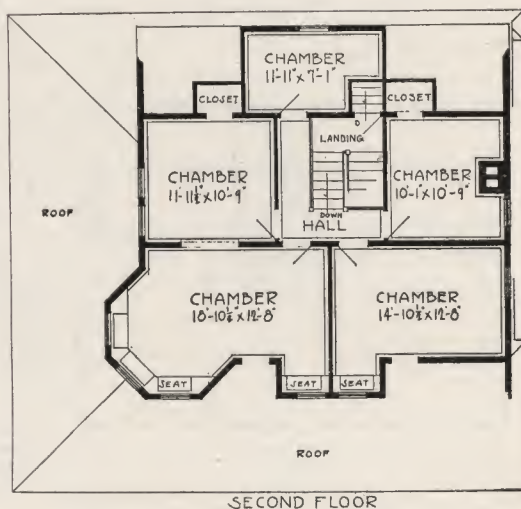
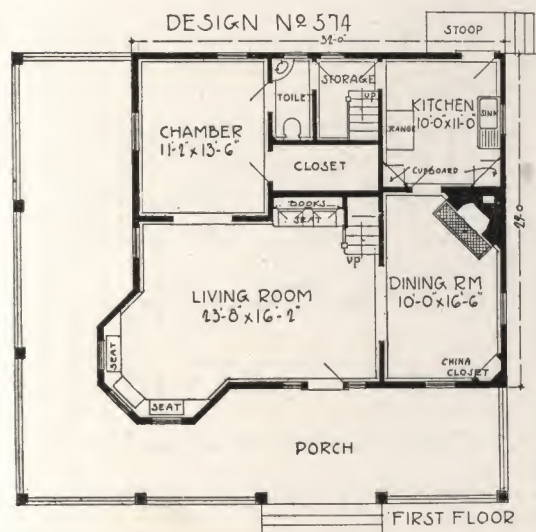
If desired, the first story toilet could be

omitted and this space and the storage room used as a servant's room and complete bath room fixtures installed in the second story rear chamber.

The partitions of the first floor are plastered and the ceiling is ceiled, the partitions of the second story are of one thickness of dressed lumber. The rooms have a ceiling, however, and a scuttle to let the hot air pass up to attic space.

Finish, pine, poplar or cypress. House is set on brick piers; no cellar. Exterior shingles and siding.

Estimated cost, \$2,200. Width, 32 feet; depth, 29 feet; height of first story, 9 feet, 3 inches; height of second story, 8 feet, 3 inches.



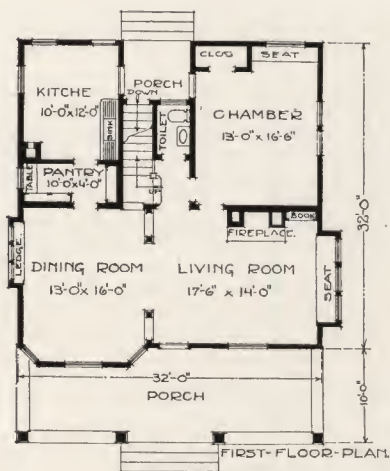


## DESIGN K 1307

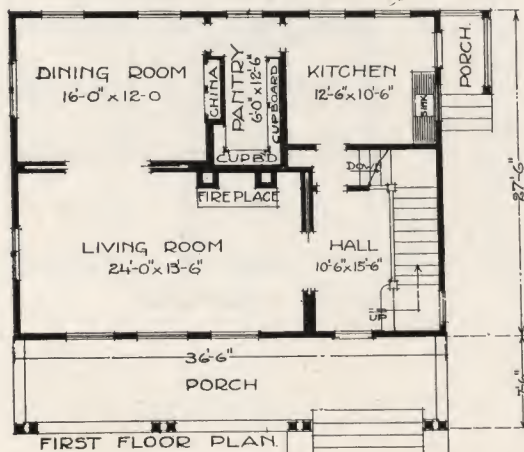
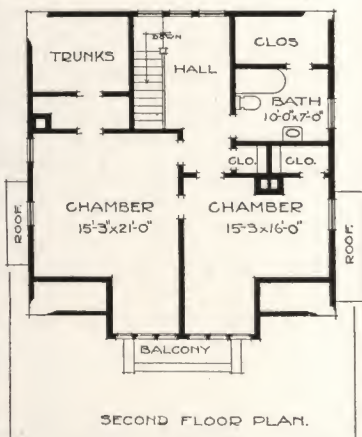
A splendid bungalow home of the rustic order. Rough stained shingles for exterior. Two floor plan arrangements as shown can be accommodated to the same exterior. Full basement, furnace heat, no attic.

Finish and floors of birch and yellow pine. Basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height, 5 feet.

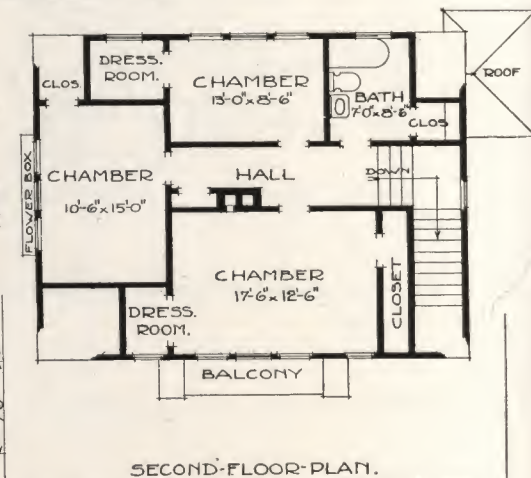
Plan A is 32 feet square, covering 1,000 square feet, while plan B is 37½ feet wide by 27½ feet deep, covers the same ground area, and both designs are estimated to cost about the same, \$3,850.



FLOOR PLAN ARRANGEMENT "A"



FLOOR PLAN ARRANGEMENT "B"







## DESIGN K 1131

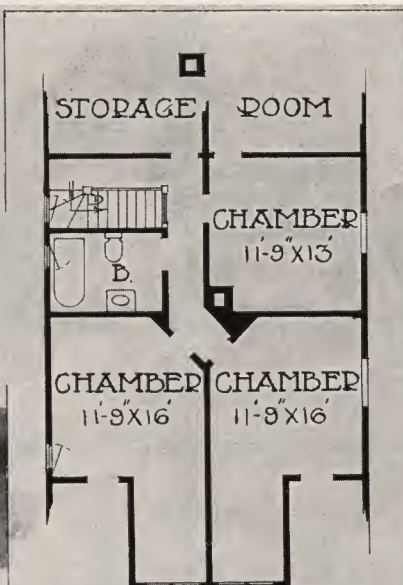
This is a very pretty cottage with its white painted trim and stained shingles. In building the cottage as it appears in the photograph the owner made a change putting in posts across the front porch instead of the single pier effect as shown on the plan. The working drawings are in accordance with the plan. On the first floor is a living room with a fireplace, a dining room, a kitchen and staircase hall. On the second floor are three chambers, a bathroom and good storage space under the roof.

The finish and floors are of Georgia pine throughout. No basement or heating plant is provided, but could be easily installed by entering the basement under the stair to second story.

The width is 25 feet, the depth 33 feet, the first story, 8 feet 6 inches; and the second story from 8 feet in the highest point to 5 feet 5 inches at the lowest. The estimated cost is \$2,000 including plumbing.



FIRST FLOOR PLAN 1131.



SECOND FLOOR PLAN



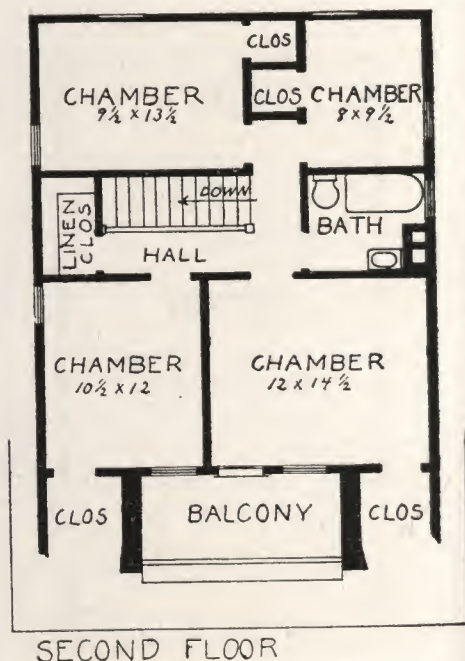
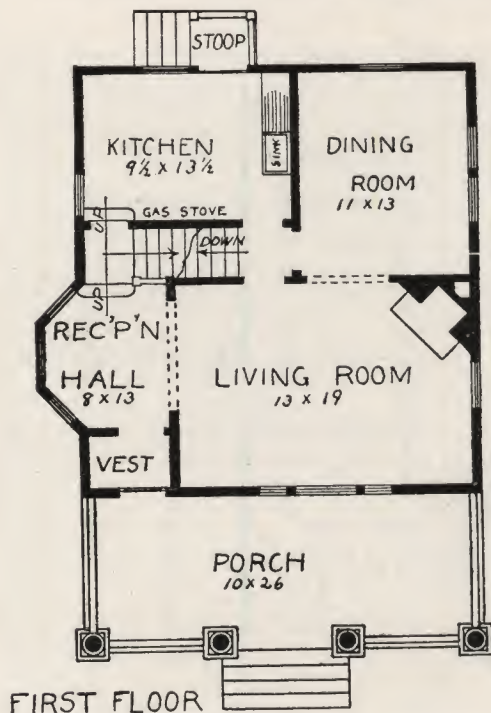
DESIGN K 1308

Design 1308 is a very popular style of cottage home and is especially suitable for a city lot. A unique feature is the broad balcony on the second floor, designed to resemble a gabled dormer. This is entirely shingled and is quite attractive. The porch is well balanced with four large Doric columns equally spaced. The entrance is into a reception hall, which is virtually a part of the large living room, being merely separated from it by a broad cased opening. There is a combination stairway from both hall and kitchen to the second floor, a very convenient arrangement.

This attractive cottage will cost to build

\$3,200. Size, 26 by 28. Basement, 7 feet 6 inches; first story, 9 feet 5 inches, second story, 8 feet 3 inches. Full basement with furnace, laundry and vegetable cellar. A scuttle leads to good attic space.

The living room, 13 feet by 19 feet, is a beautiful family room, opening into both reception hall and dining room through large openings and having a cozy fireplace in the corner. This room has all the requirements of home comfort. The dining room has windows on two sides. The kitchen is well arranged and on the second floor are four chambers, a bathroom and a good sized linen closet. Yellow pine finish and floors.







DESIGN K 900

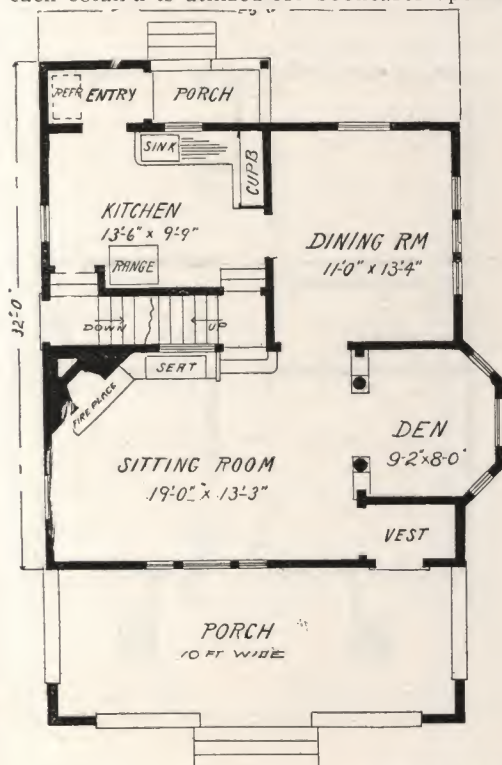
The exterior of this design is very attractive, with its simple broad, low lines and recessed balcony of the second story. The finish of the first story up to the tops of first story windows, including the porch work, is of clapboards; above this shingles are used. The foundation of the house is of stone and the cellar extends under the entire house and contains a combination hot air and hot water plant, laundry, coal and vegetable rooms. There is a small storage attic only.

The first floor arrangement is pleasing, giving a large living room with den opening off, separated from living room by columned opening. The space under the pedestals of each column is utilized for bookcases opening

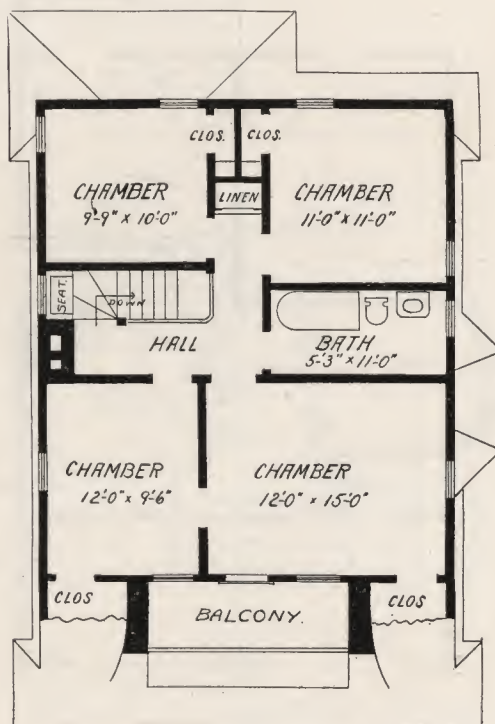
off the den. The stairway is also an attractive feature of the living room. It gives access to kitchen from the landing of stairway.

No special pantry is provided, but a large built-in cupboard is arranged in kitchen. On the second floor, we have four good-sized bedrooms, well provided with closets. The finish of the main room of the first floor is in hardwood, with hardwood floors throughout the entire house.

Estimated cost, \$3,100. Width, 26 feet; depth, 28 feet, or, including entry, 32 feet; height of basement, 7 feet, 6 inches; first story, 9 feet, 5 inches; second story, 8 feet, 3 inches; lowest height of second story on front wall only, 6 feet.



FIRST FLOOR



SECOND FLOOR



DESIGN K 1017

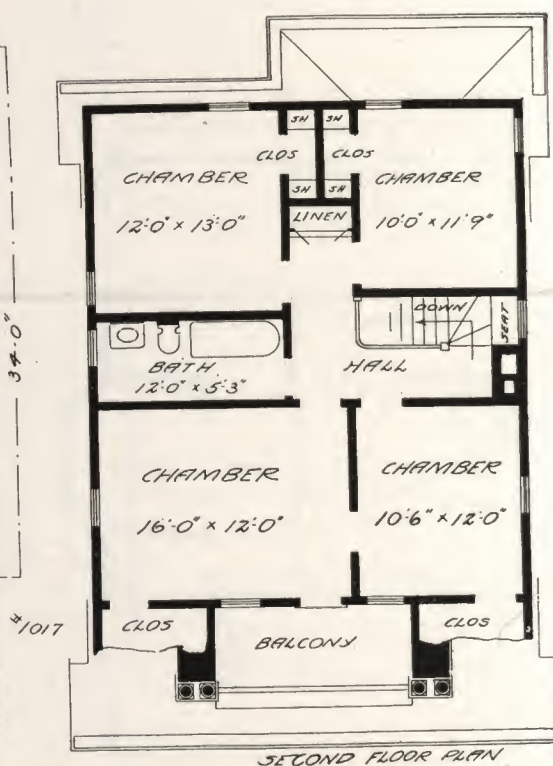
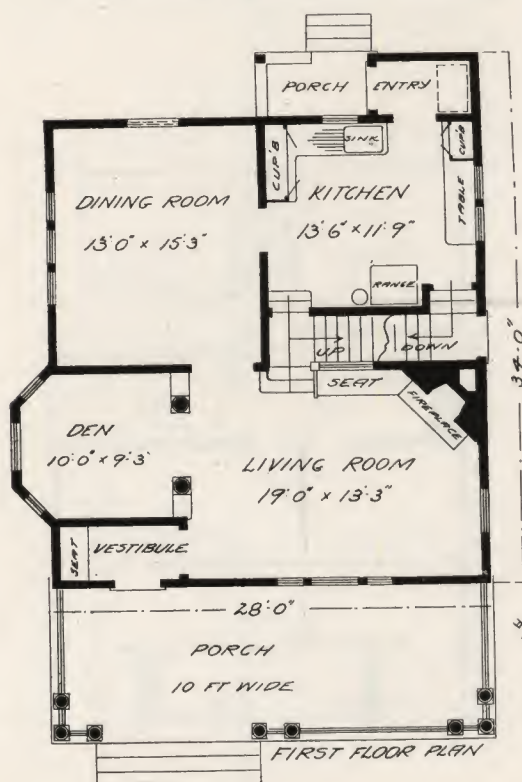
A practical, well-arranged home, in which a very pleasing interior arrangement has been secured. The exterior finish of the first story of this house is intended to be of clapboards, second story, shingles. The plan provides for seven very good-sized rooms, besides den, which is separated from living room by wide columned archway. This den with its large bay would make a very cozy library. The seat and nicely detailed fireplace in the living room are the desirable features of that apartment, as is also the seat shown in vestibule.

In the basement which extends under the

entire house, there is a hot air heating apparatus, cellar with cemented floor, laundry room with wash trays, fuel bins, etc. Good storage space can be obtained in attic.

Finish, for principal rooms of first story, is white oak, with hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

Width, 28 feet; depth, 30 feet; height of first story, 9 feet, 5 inches; second story, 8 feet, 3 inches, basement, 7 feet; lowest height second story rooms, 6 feet. Estimated cost \$2,600.





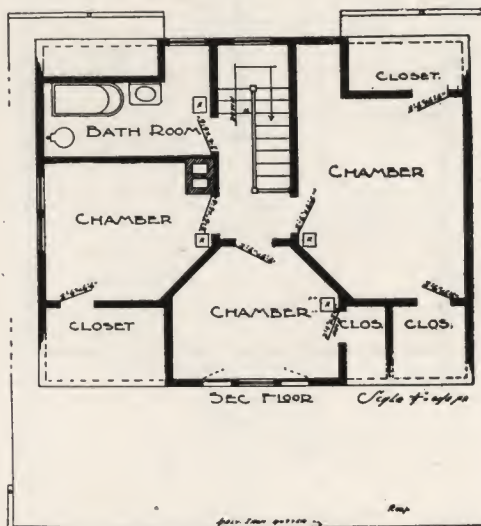
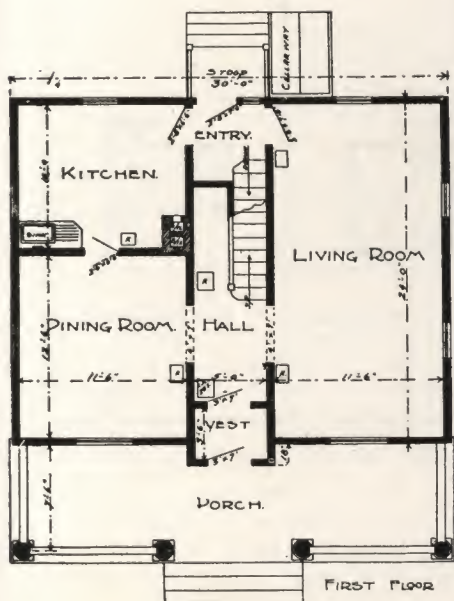


DESIGN K 1318

Design number 1318 is a well designed, well planned and well built little house. Its dimensions are twenty-four feet by thirty feet, not including a porch, which is eight feet wide. The upper part of the house is shingled and the lower part is sided.

With a slight additional cost, the entire exterior could be made of cement stucco on metal lath, producing a very charming ef-

fect. The living room is 11 feet 6 inches by 23 feet, the dining room is 11 feet 6 inches by 12 feet 6 inches. The kitchen is 10 feet by 11 feet 6 inches. Finish and floors of yellow pine. Full basement with outside stair, containing laundry and furnace. No attic. Basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Estimated cost, \$2,700.





DESIGN K 1180

A practical design, one that is compactly arranged and the very utmost secured for the least expenditure. The entire exterior is to be finished with siding.

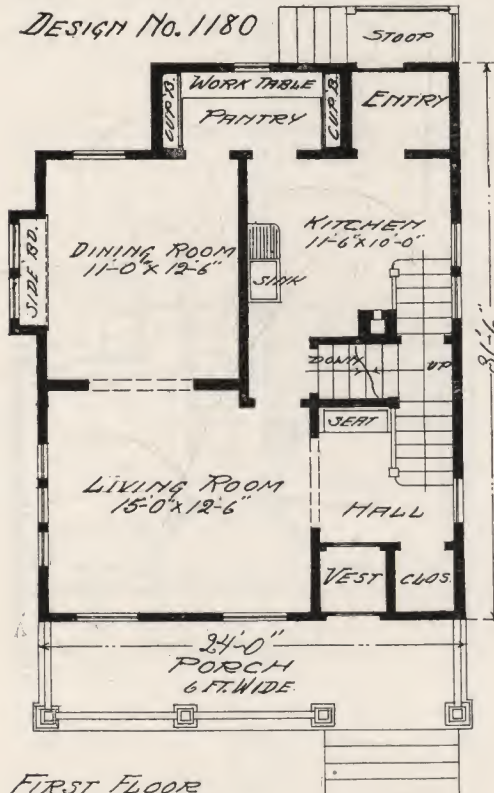
There is a full basement laundry room, wash trays, furnace room, fuel bins, etc. On the first floor we have the living room, dining room, kitchen, pantry etc. The hall has a seat with hinged lid and sideboard of pretty design is shown in the dining room.

The pantry and kitchen are equipped with modern conveniences. On second floor, there are four chambers, bath, etc.

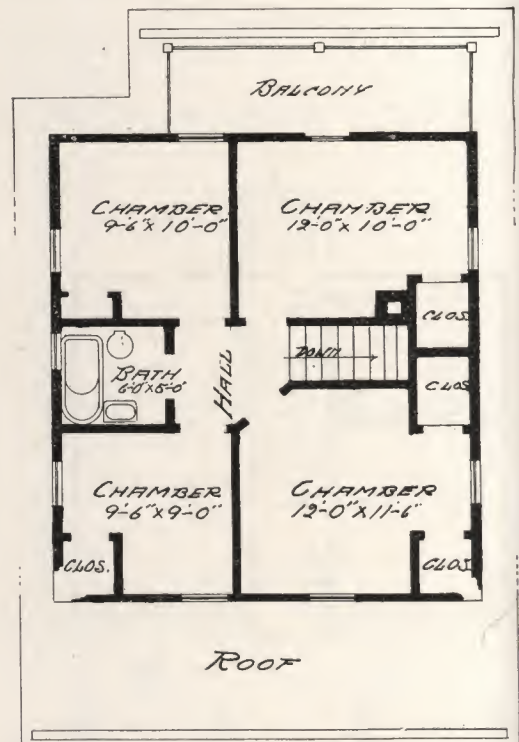
The finish is pine, poplar or cypress, painted or stained. No attic space.

Estimated cost, \$2,550; width, 24 feet; depth, 31 feet 6 inches; height of basement, 8 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story rooms, 4 feet 10 inches.

DESIGN NO. 1180



FIRST FLOOR



SECOND FLOOR



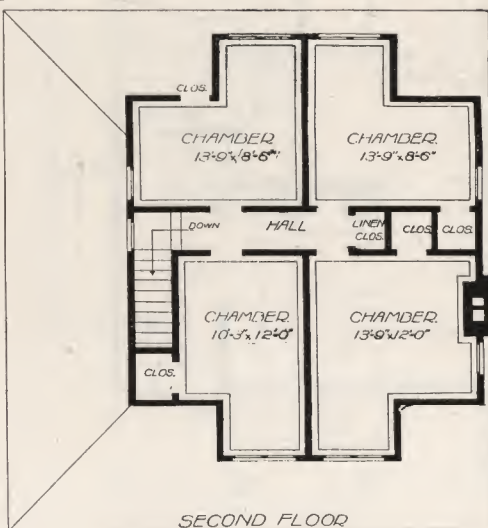
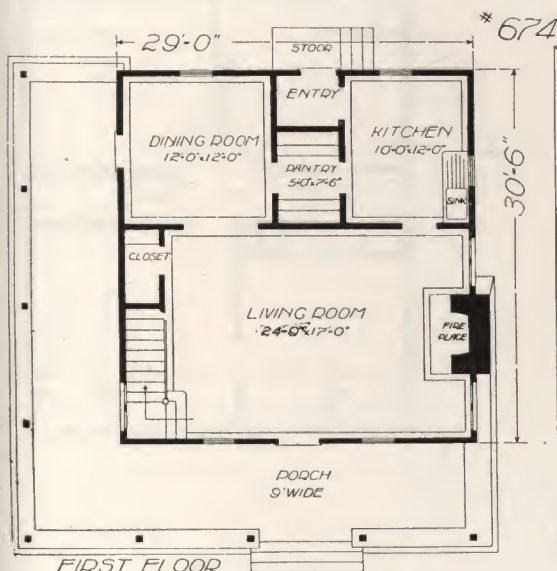


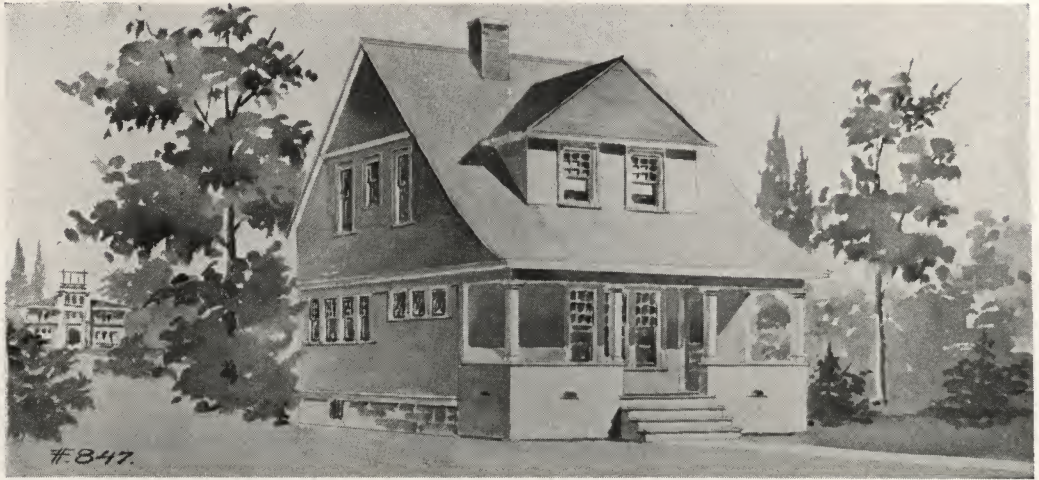
DESIGN K 674

An effective cottage design in rustic or mountain style, especially the stone work of porch and main chimney. Same is designed for a summer cottage only and can be built upon a post foundation instead of having a solid stone wall around the outer portion of the main building. The plans show this to be 2 feet above grade and  $3\frac{1}{2}$  feet below, so that it would be an easy matter to carry the walls down making full basement, if desired, or to build what is known as a "bank" cellar. If this were done, kitchen had best be trans-

ferred to position shown for dining room and cellar stair put down under main stairway. Gasoline stove was intended so no kitchen chimney is shown, which would be necessary if coal or wood were used. Finish, pine, poplar or cypress.

Estimated cost, including stone foundation, but not plastering, \$2,100; width, 29 feet; depth, 30 feet 6 inches; height of first story, 9 feet 8 inches; second story, 8 feet 6 inches; lowest height second story rooms, 5 feet 3 inches.





DESIGN K 847

In this design we have an exceedingly compact modern cottage home, which will accommodate a very good sized family. There is a basement extending under the dining room and kitchen, which contains a hot air heating plant and has a cemented floor and outside cellar entrance. Attic storage space only.

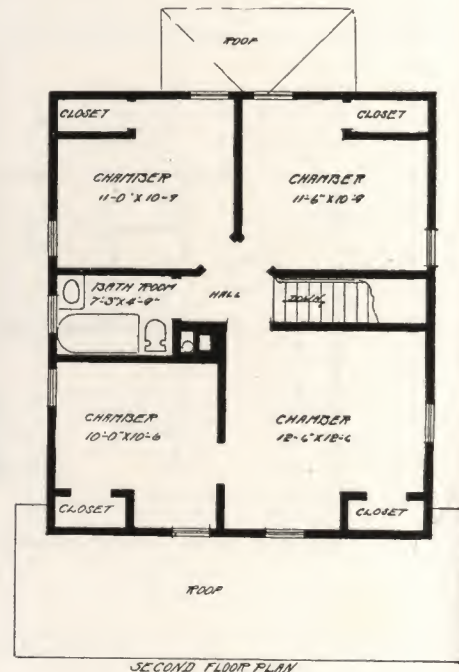
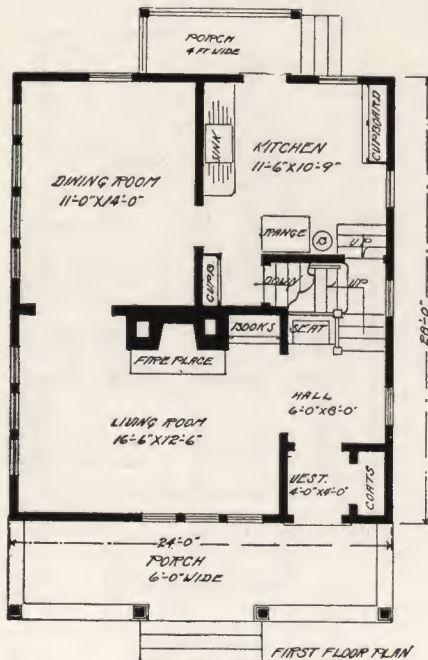
The living room is prettily treated with high windows, which are divided in diamond shaped lights. This room also contains a fireplace of pressed brick facings and has a beamed ceiling. The dining room is also an attractive room with its grouping of windows. The cozy little reception hall is an attractive feature and conveniently located with a coat

closet off vestibule. The seat next stairway is provided with a hinged lid, making excellent storage for magazines or rubbers.

In the kitchen are built-in cupboards, which are amply provided with necessary drawers and shelving. The second story rooms are of quite good size and all of them have ventilation on two sides, which is a desirable feature.

The exterior of the house is finished with clapboards to the belt cornice and shingles above. Finish, pine, poplar or cypress.

Estimated cost, \$2,400; width, 24 feet; depth, 28 feet; height of basement, 7 feet 6 inches; first story, 9 feet 3 inches; second story, 8 feet 5 inches; lowest height of second story, 5 feet.







## DESIGN K 894

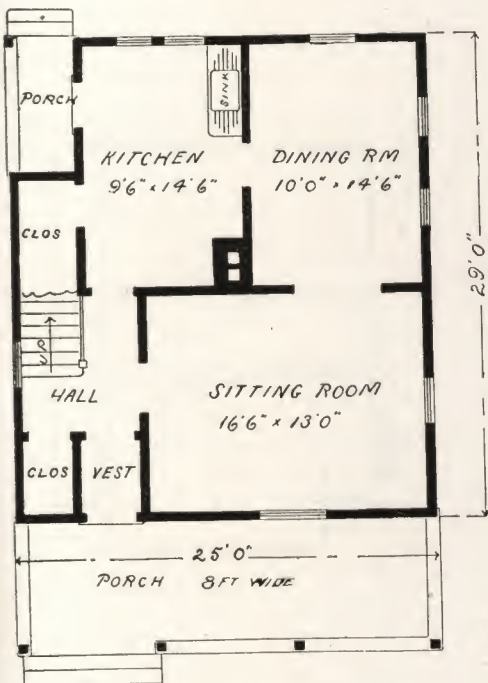
All the rooms in this design are quite large and have the desirable feature of having light and ventilation on two sides of each room. The porch is unusually large for a cottage of this size.

The vestibule and large closet off front hall will be found a desirable arrangement for keeping out cold and providing space for hanging coats. The house is set on a brick foundation. No cellar is provided, but same could readily be built in and stairway leading

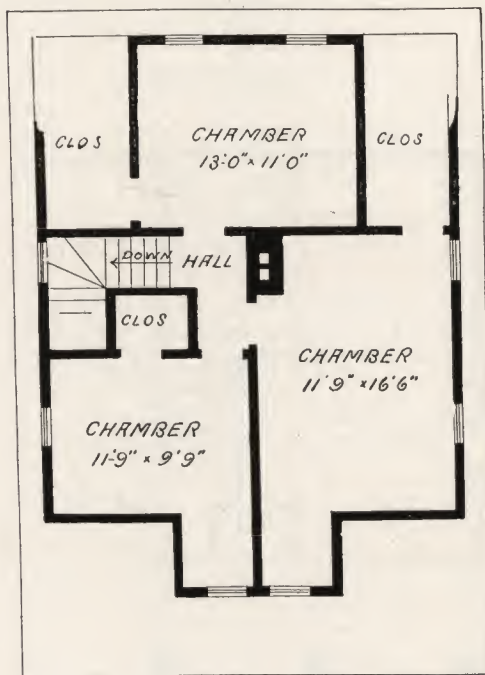
down to same underneath main stairs. There is no attic.

The exterior of the house is finished with clapboards for the first story and shingles in gables and on roof. The interior finish is of pine or cypress, with pine floors.

Estimated cost, \$2,000. Width 25, feet; depth, 29 feet; height of first story, 9 feet, 5 inches; second story, 8 feet, 3 inches; second story rooms are full height.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

\*894



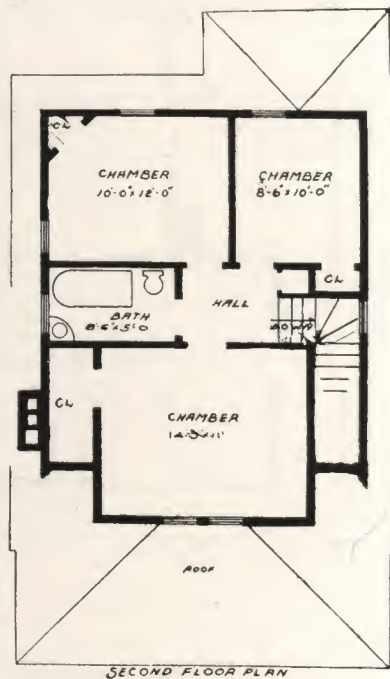
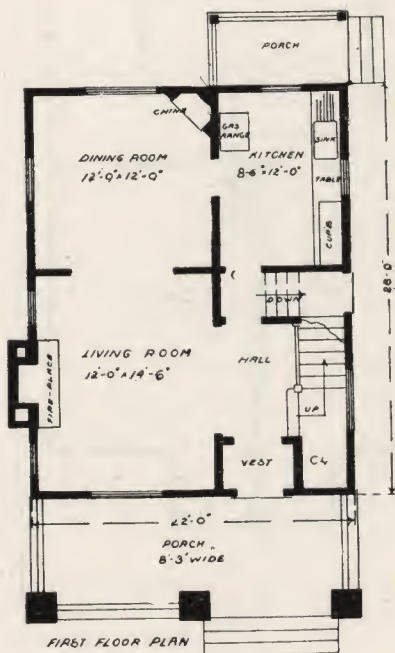
DESIGN K 1062.

This modern six-room cottage is exceedingly compact in arrangement and economical in the use of space. The rooms are quite large for so small a cottage. The living-room has a handsome mantel in pressed brick. The dining-room is fitted with a built-in china cabinet.

There is a full basement with a hot air heating plant installed and a pair of laundry trays. Finish of the main rooms of the first floor is in birch with hardwood floors first story, second story hall and bath.

The stone columns to front porch are a pleasing variation of the round turned columns. The finish of the exterior is shingles for the first story and cement plaster on metal lath for the second story and dormers. There is no attic.

Estimated cost, \$2,450; width, 22 feet; depth, 28 feet; height of basement, 7 feet; first story, 9 feet; second story, 8 feet 3 inches; lowest height second story, 7 feet.







DESIGN K 1063

This design contains many good features and is an artistic, attractive home, the effective treatment of the exterior being secured by the use of shingles for both stories and cobble stones for porch posts. The porch extending across the entire front of house and large dormer of second story are unusually attractive in this design.

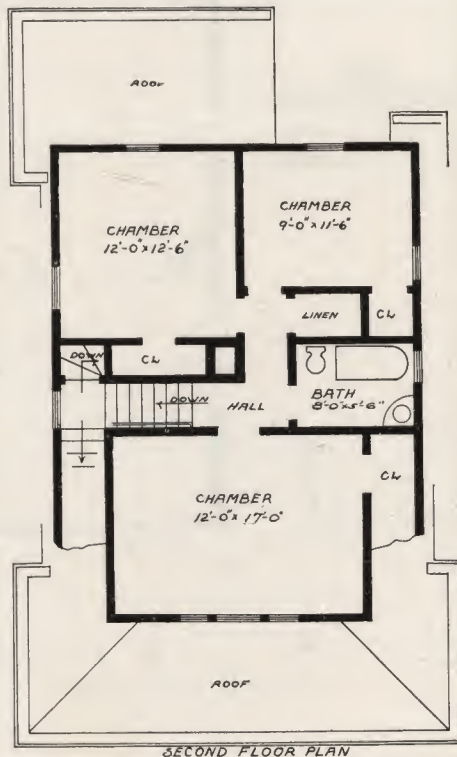
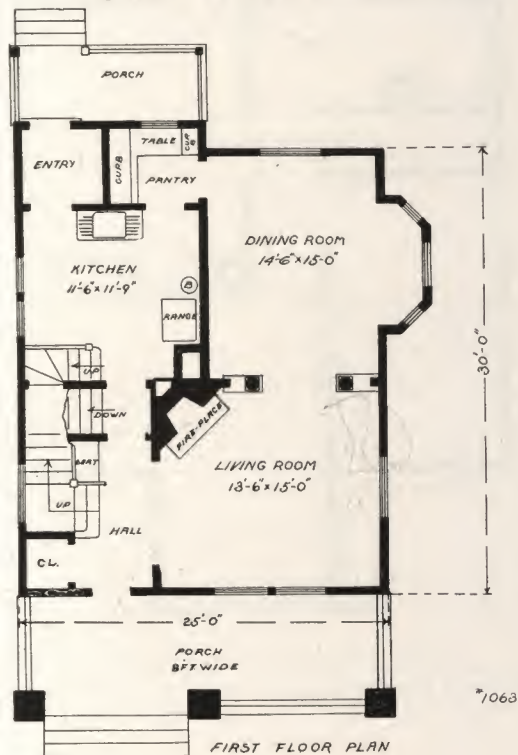
Direct access from kitchen to front door is had without passing through other rooms. A good kitchen, pantry, rear entry with space for refrigerator, etc., are provided. A fine

bathroom and closet space are secured in second floor.

Basement extends under the entire house, has cellar with cement floor, hot air heating apparatus, fuel bin, wood and coal chutes.

Finish intended is birch for hall and principal rooms of first floor; hardwood floors; balance of house, pine, poplar or cypress, painted or stained.

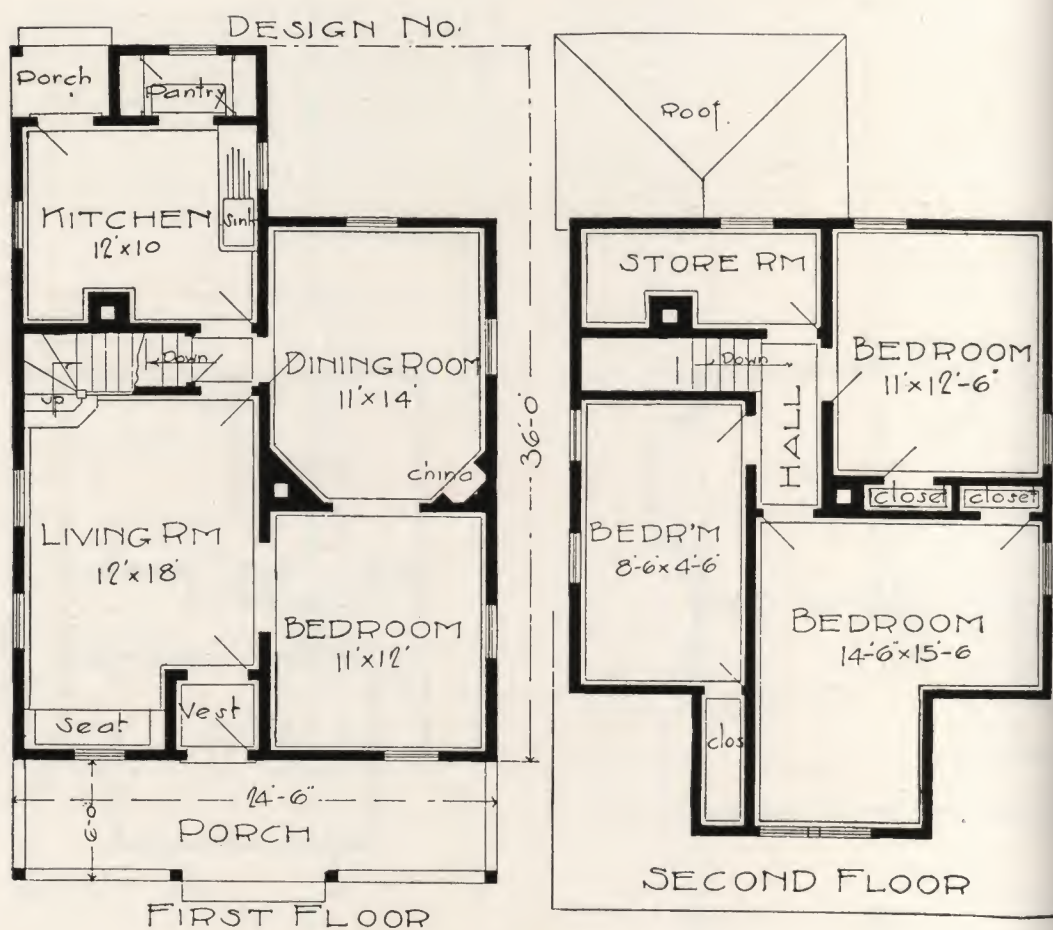
Estimated cost, \$2,500. Width, 25 feet; depth, 30 feet; first story, 9 feet 5 inches; second story, 8 ft. 3 inches; basement, 7 ft.





DESIGN K 2256

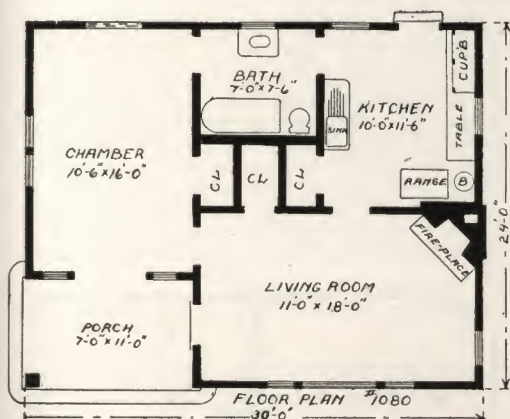
(DESCRIPTION ON OPPOSITE PAGE)







DESIGN K 1080



This attractive little bungalow design is for a three-room cottage containing a large living room, part of which is also intended to be used for the dining room, a good sized chamber, kitchen and bath. No cellar is provided, there being a stone underpinning only. The living room contains a fireplace of simple design.

The finish would all be soft wood, to be stained, with soft wood floors. The exterior is of clapboards. The kitchen is equipped with a large cupboard containing flour bins, ample drawers and shelving.

Estimated cost, \$1,150; width, 30 feet; depth, 24 feet; height of first story, 8 feet 6 inches.

DESIGN K 2256

(ILLUSTRATIONS ON OPPOSITE PAGE)

The reception room is the main feature of the interior, with its pretty staircase.

The bedroom on the ground floor can be used as a parlor if desired. The dining room has a very pretty little china closet built in one corner, making it symmetrical.

The kitchen is very conveniently located with reference to the living part of the house and the dining room as well. It is also provided with a very complete little pantry and a sink with a good sized drip board.

On the second floor we have three very nice rooms provided. The store room can, of course, be used for a bathroom, if desired.

The finish would be cypress, pine or poplar, painted throughout, though, of course, hardwood floors and finish can be added. It is intended to use siding on the outside for the first story and shingles in the gables and for the second story.

There is a very fair cellar provided, being half circular in form, about fifteen feet in diameter, the balance of the foundation being unexcavated. Size 24 feet 6 inches by 36 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches. The lowest point in any room on the second floor is 6 feet.

The estimated cost is \$1,900.



DESIGN K 709

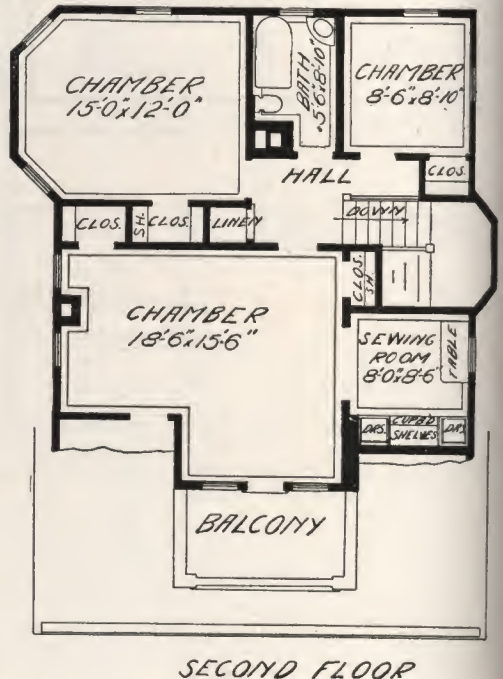
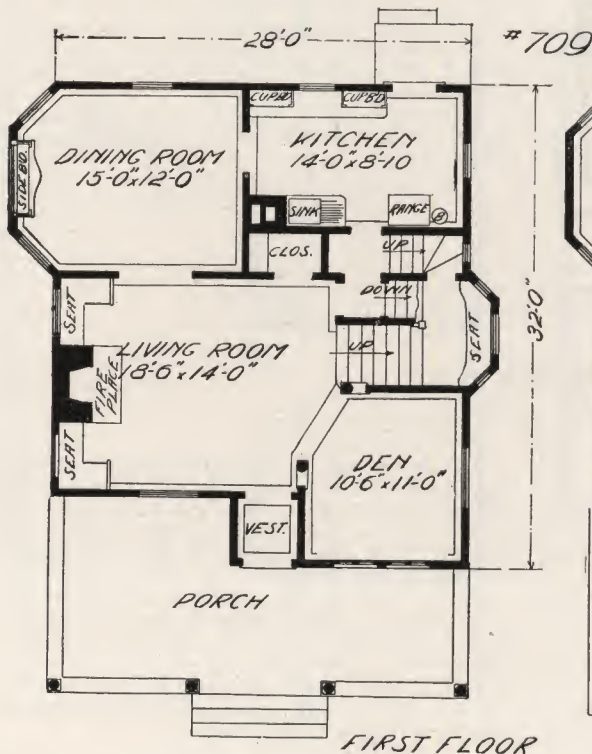
A model cottage of shingles and siding. Opening off the living room, by a columned archway, we have the den, which can be used for a library if desired. The living room, itself, is the principal feature on the first floor, the one side being taken up entirely by the fireplace and window seats on either side. The stairs lead up from this room to the landing, where another cozy seat is provided.

There is no pantry, the kitchen being provided with cupboards, work table, etc. Stairs lead from the kitchen to the second story and to cellar, which extends under the entire

house and in which there is a laundry of good size and hot air heating apparatus.

The living room is to be finished in white oak with hardwood floor. This same finish is intended in the front bedroom, directly over the living rooms, the rest of the rooms to be finished in pine or cypress. The attic space affords ventilation only.

Width, 28 feet; depth, 32 feet; height of basement, 7 feet; first story, 9 feet, 5 inches, second story, 8 feet, 3 inches. Estimated cost \$3,000.







DESIGN K 580.

Strictly a summer cottage for the lake or mountain. The large living-room and dining-room being on the front of the house get the best view and ventilation.

The bath, so convenient to the first floor chamber, is placed on the first floor so that water pressure may be had from the tank shown on the rear porch, the roof water being carried by gutters to the tank, giving a good supply of soft water for the toilet.

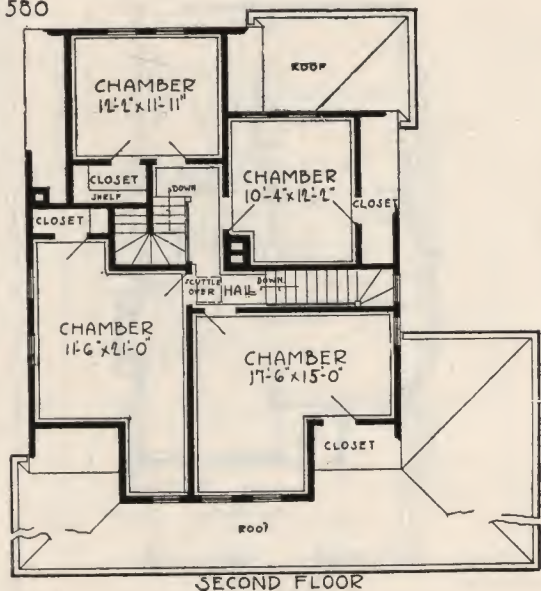
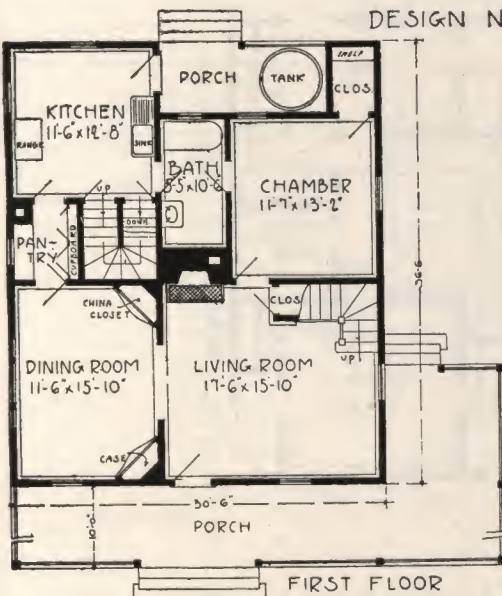
In the dining-room are two simply detailed china closets. The pantry is fitted up with

drawers, cupboards, etc. There is no foundation wall as the house is intended to be set on cedar posts. A small cellar is provided under kitchen. Attic for ventilation only.

Finish pine, poplar or cypress; pine floors. All interior finish is of dressed lumber. No ceiling or plaster. Sided exterior.

Estimated cost, \$2,300; width, 30 feet 6 inches; depth, 36 feet 6 inches; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches.

DESIGN No 580







DESIGN K 846

In this design, we have a pleasing and attractive cottage style home, well adapted to a narrow lot, as the width of the house proper is but twenty-two feet. There is a good-sized front porch and entrance to the reception hall is gained through a vestibule. The stairway and fireplace in hall are very nicely detailed and door to hall closet contains a large beveled plate mirror. The wide columned opening between hall and parlor makes these practically one room, extending across front of house.

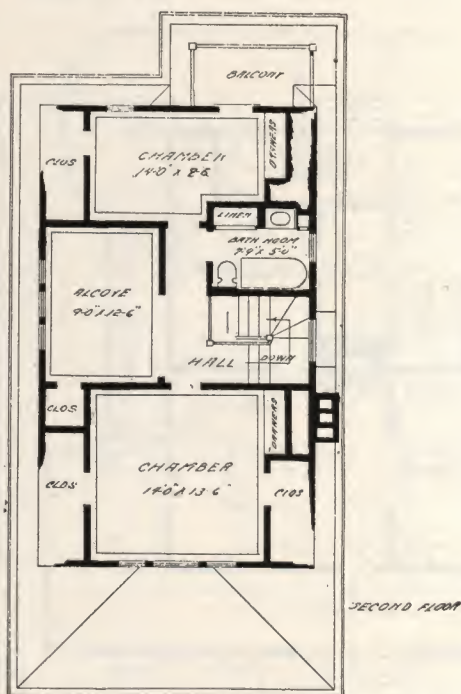
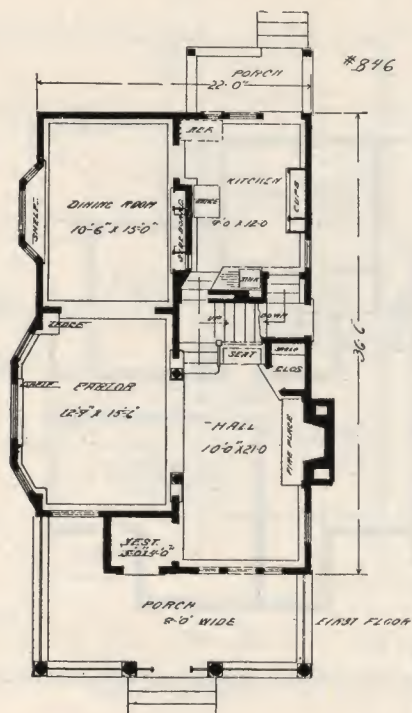
On the second floor are three good-sized rooms. The center one is intended to be used for a sewing alcove, but may readily be used for chamber, as it is of good size. Off

bath room are linen cupboards and clothes chute descending to laundry in basement.

At rear of parlor is the dining room, which contains a flower shelf in bay and handsomely detailed sideboard. In the kitchen are built-in cupboards and refrigerator is intended to be iced from rear porch.

In the basement are laundry trays and hot water heater and fuel bin. There is no attic. The finish of rooms would be in pine or cypress, but hardwood floors throughout the main rooms of the first story. Exterior clapboards and shingles.

Width, 22 feet; depth, 36 feet 6 inches; height of cellar, 7 feet; first story, 9 feet 5 inches; second story, 8 feet, 3 inches. Estimated cost, \$3,100.







DESIGN K 904.

The house herewith shown was designed for an elderly and well known actor, as his winter home on the sea coast of Florida and is exceedingly well adapted to its purpose. The exterior is shingled but siding or stucco can be substituted to advantage, the latter costing but very little more where workmen familiar with the work are available.

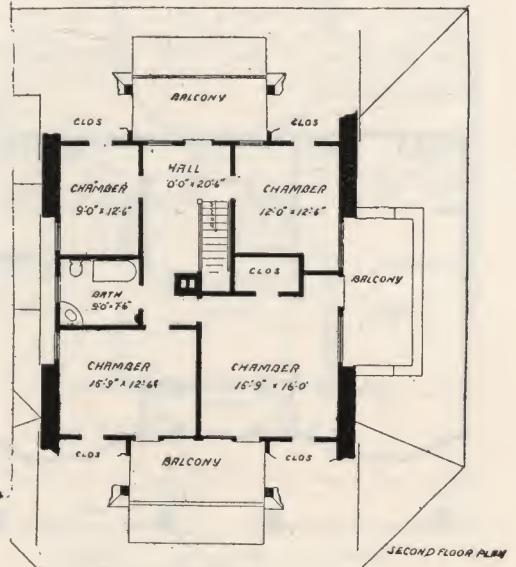
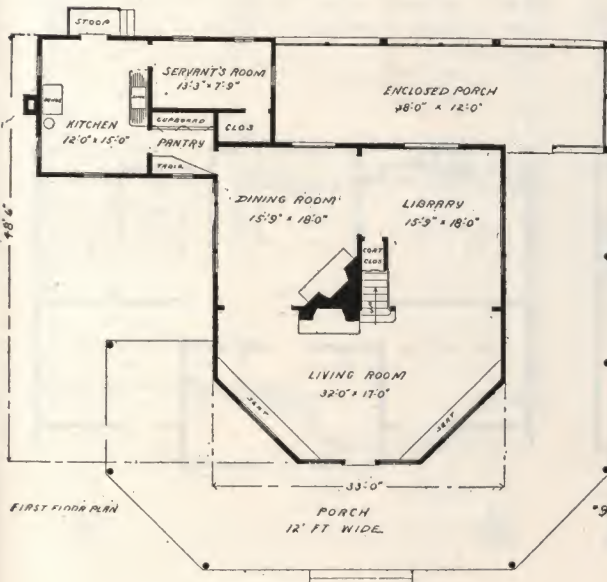
The porch accommodations are ample, that part on the rear being enclosed with glass and screen sash.

The first floor rooms all open into each other, this being especially convenient for dancing or other parties.

On the second floor provision is made for four pleasant rooms and bath and in addition to these four chambers a servant's room is placed convenient to the kitchen. The three balconies arranged on the roof of the porch provide fine outlooks.

Finish is in pine, stained, and pine floors. No cellar is provided. Attic for ventilation only.

Estimated cost, \$3,300; width over all, 66 feet; depth over all, 64 feet 6 inches; height of first floor, 9 feet 2 inches; second floor, 8 feet 3 inches; lowest height second story, 6 feet.





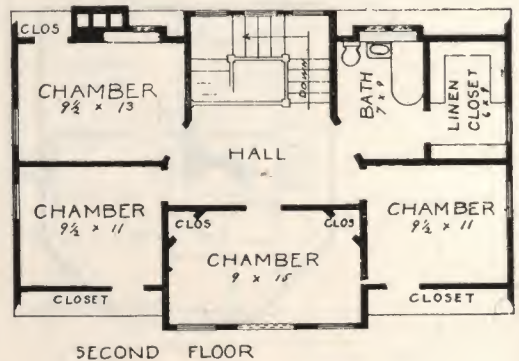
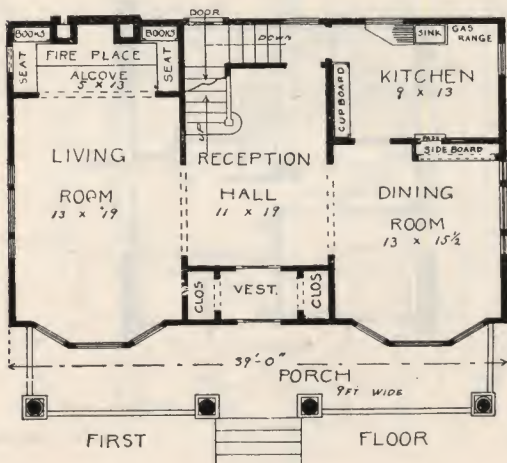


DESIGN K 1301

Now and then we come across a home which can, from every layman's and architect's point of view, be considered perfect in every detail. Such houses, however, are very rare. There are many things required of a perfect house, but they may be taken collectively as coming under the following general headings: Adaptability of the house to location. Adaptability of design to the plans. Correctness of architectural detail. Convenience of the plan arrangement. Its adaptability to the owner's needs and the economy of the construction. The location of the house is superb, being on a hilltop the roof should apparently carry out the contour of the hill which it does. The plans take on a rectangular form. What style is therefore

better adapted to them than the gambrel roofed colonial. The architectural details are perfect. They are a simplification of the classic Doric style. The plan is certainly a very convenient arrangement with the living room, dining room, kitchen and chambers all grouped around central halls. There is a full basement with laundry, fuel bin and hot water heat. Finish, and floors of main rooms, red oak; kitchen and chambers in yellow pine. Size 39 feet 6 inches, by 24 feet; basement, 7 feet 6 inches; height first story, 9 feet 5 inches; second story, 8 feet 3 inches, with level ceilings throughout. Attic for ventilation only.

The estimated cost is \$3,600.



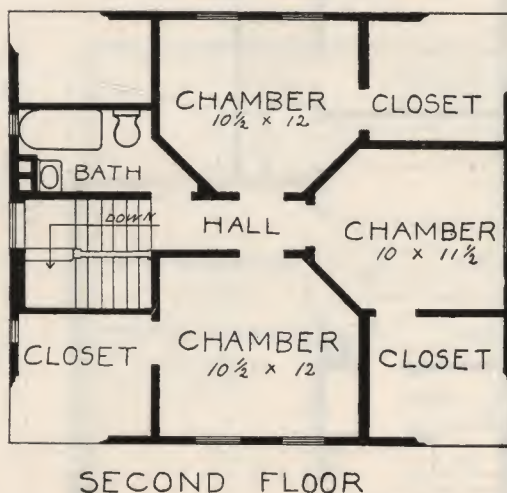
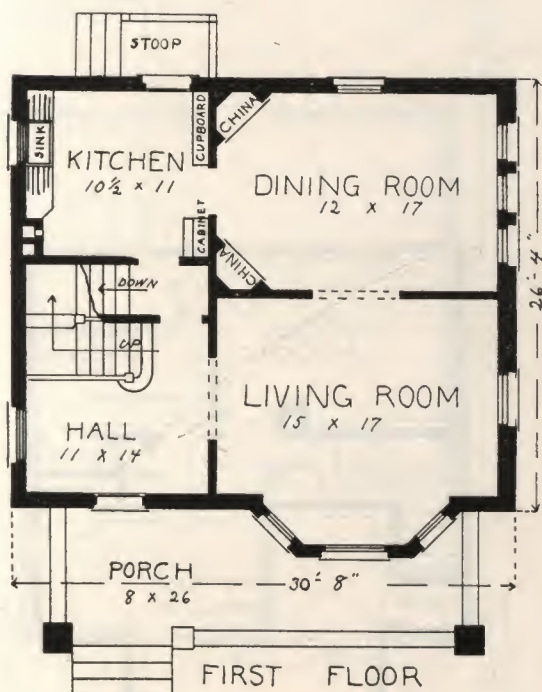




DESIGN K 1302

This design combines at once stability and durability with a cozy cottage appearance. The first story from foundation up is cream pressed brick and the second story gables and gambrel dormer are shingled, the shingles being stained a brown on the walls and moss green on roof. This little cottage contains

six good sized rooms, finished in yellow pine, a full basement, 7 feet 6 inches in height, with furnace. First story, 9 feet 5 inches; second story, 8 feet 3 inches. Size, 30 feet 8 inches by 26 feet 4 inches. Estimated cost, \$2,850.



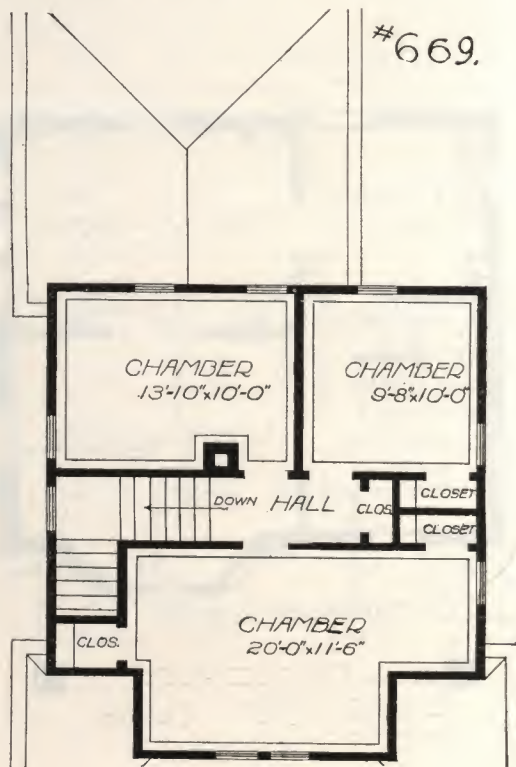
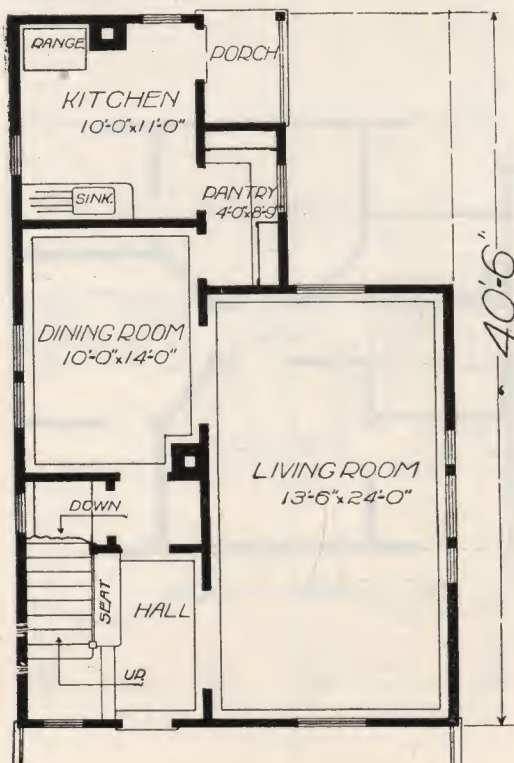


DESIGN K 669

This summer cottage has an attractive exterior, a spacious front porch, a cozy reception hall with prettily detailed staircase and seat, a generous living room, a good sized and pleasant dining room, a complete pantry with cupboards, shelving, drawers and flour bins and a good sized kitchen and rear porch, which, with the three chambers on the second floor, make this a charming and complete little home. Cellar under entire house so a heating plant could very easily be put in. The living room might be cut into two rooms and the dining room used for a bedroom.

The outside walls are finished with siding for the first story and shingles on the second story. Finish pine, poplar or cypress painted. Pine floors. Fireplace could be added to living rooms at a small expense. The second story rooms are cut off a trifle by roof rafters. Attic space for ventilation only.

Estimated cost, \$1,600. Width, 25 feet; depth, 40 feet 6 inches; height of cellar, 7 feet 8 inches; first story, 9 feet 8 inches; second story, 8 feet 4 inches.







DESIGN K 568

This is in reality more of a summer cottage than one would at first think for. Of course, one cannot expect a mansion of a cottage that is only 18x22 feet on the ground—many single rooms are larger than that. The living-room is, of course, intended to be used for both a sitting-room and dining-room. In the rear alcove is intended to be a little gasoline stove, some shelves and a table, and this place used for the preparation of the simple meals.

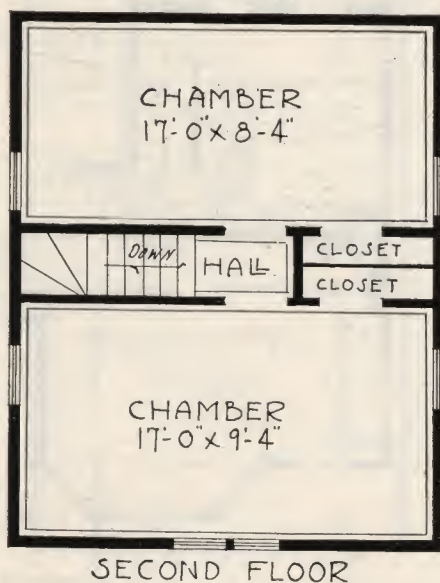
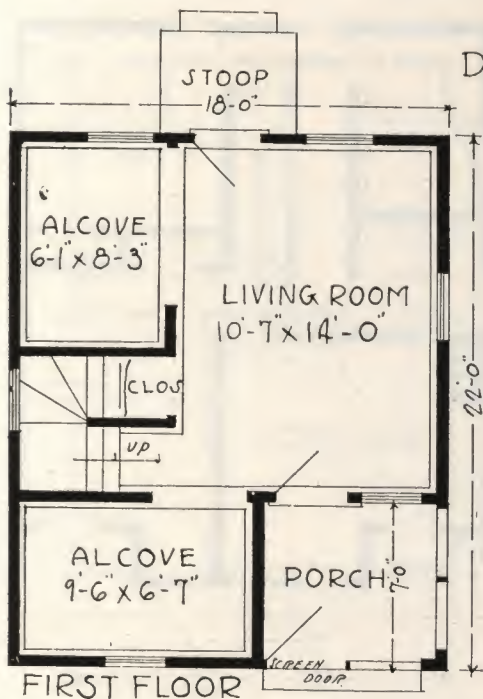
The front alcove can be used as a little chamber or cozy corner; fitted up as a nook,

it would make a pretty addition to the living room. Closets are provided for the two chambers on the second floor and under the stairs on the first floor.

If desired, a lean-to kitchen could be easily built on to the rear and the front porch extended across the front. A galvanized hood ventilator is provided to take off the heat of the chambers. Finish all of dressed lumber. There is no basement or attic.

Estimated cost, \$1,150; width, 18 feet; depth, 22 feet; height of first story, 9 feet 5 inches; second story partitions go close to roof, 10 feet 6 inches.

DESIGN NO 568





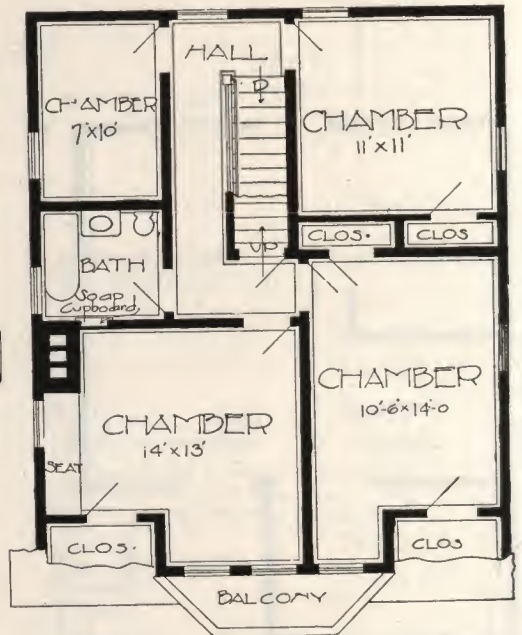
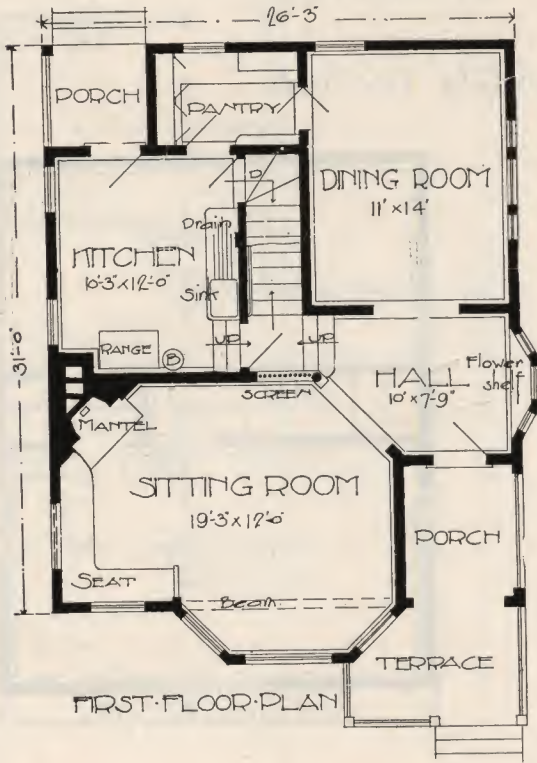
DESIGN K 2268

A charming little home quiet and refined. Finish pine, poplar or cypress. Hardwood and pine for floors. All of the rooms of the second story are full height.

The combination staircase is exceedingly economical of space and affords direct pas-

sageway from the kitchen to the front door without going through any other room. Full basement, furnace, etc. Stair to attic.

Estimated cost, \$2,900. Width, 26 feet 3 inches; depth, 31 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN No. 268





DESIGN K 1106

The exterior of this design, as will be noticed, is made direct from a photograph and shows the house as it appeared shingled and sided.

The simple treatment given in this cottage home is the making of it. The large porch columns which support the second story give a solid and substantial appearance.

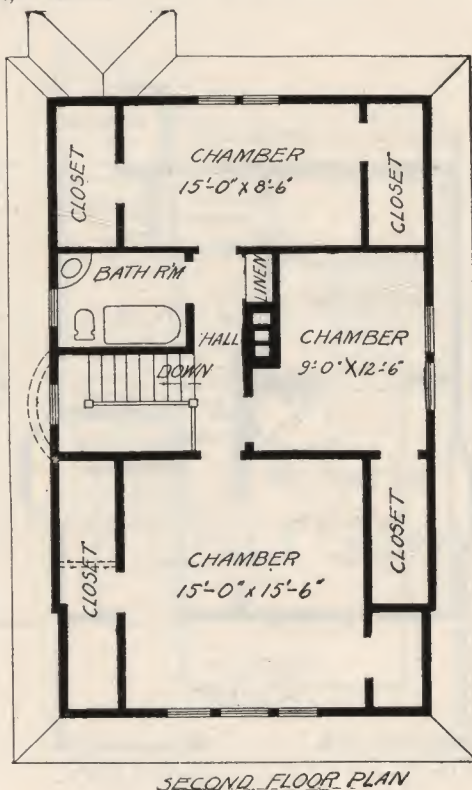
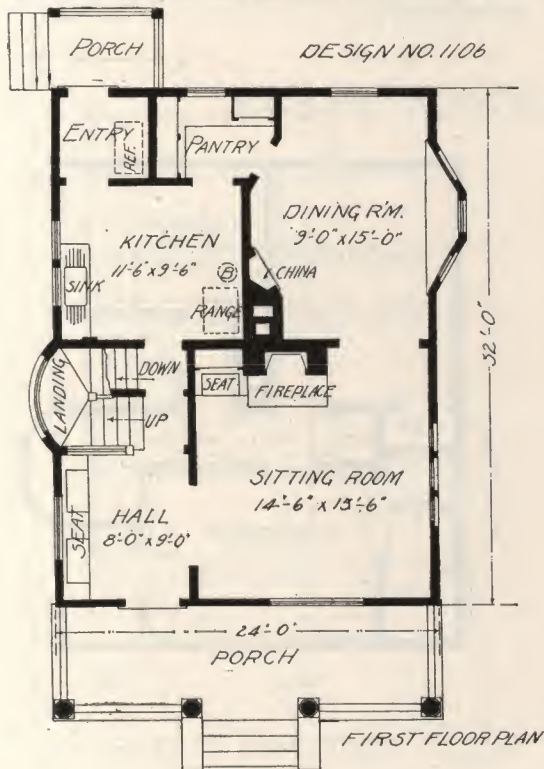
Particularly attractive is the little hall with its seat and half-screened staircase. The little bay in the dining room has a shelf for flowers. The windows in this bay are of leaded glass

and with plants on the shelf will make a pretty feature in this room.

There is a full basement with a hot air heating plant provided, also a laundry.

The finish of the main rooms of first story is in white oak with hardwood floors throughout, also in the second story hall and bath. Balance in pine. Attic for ventilation.

Estimated cost, \$3,275. Width, 24 feet; depth, 32 feet; height of basement, 7 feet; first story, 9 feet, 5 inches; second story, 8 feet, 7 inches.







DESIGN 643

This little story and a half gambrel roof design has many desirable features. The sitting room would make an especially pleasant room, having a nice mantel and oriel bay window. This has been so arranged that flowers may be placed on the window ledge, below which are two shelves for books, and below them a couple of drawers.

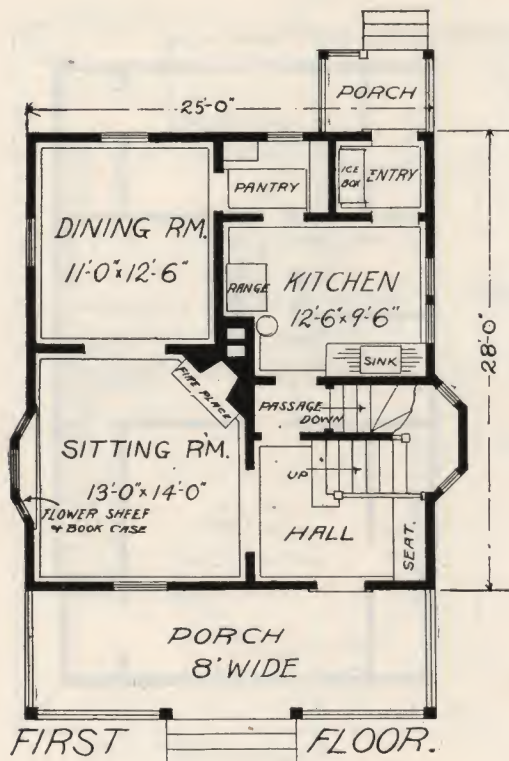
In the basement is a hot air heating and ventilating system and coal bins. The base-

ment has a cement floor and an outside entrance. Exterior, shingles and siding.

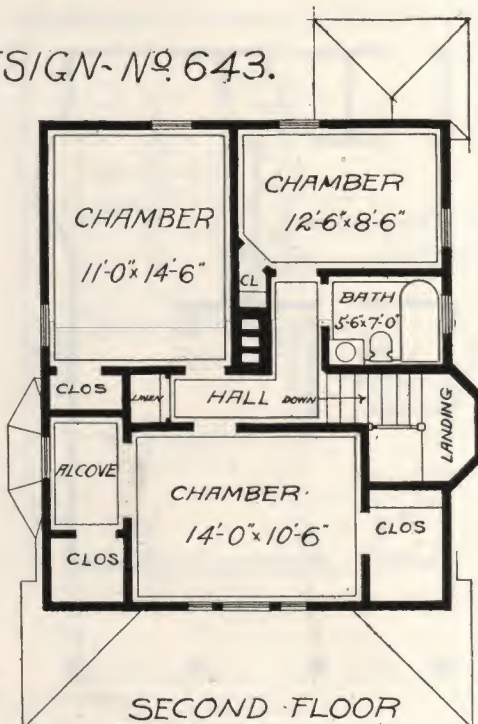
The finish and floors of the main rooms of the first floor is Georgia pine. The finish of the second story is pine with pine floors.

A laundry can be easily provided in the basement. All the second story rooms are full height.

Estimated cost, \$2,400. Width, 25 feet; depth, 28 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN- No. 643.







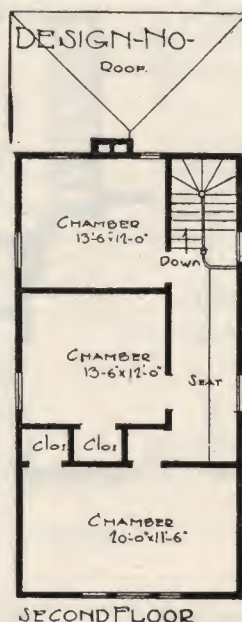
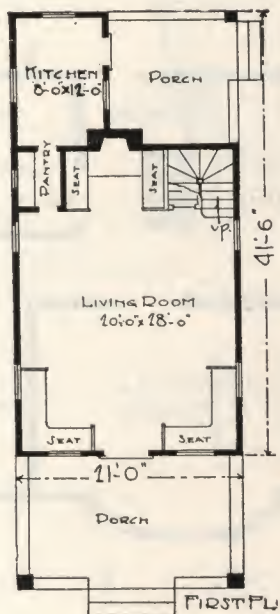
DESIGN K 2318

The increasing tendency of our people toward country life and outdoor sports, is frequently made the subject of comment by the observers and writers of the day. It is a hopeful and encouraging sign, this return to the love of woods and fields, and shows itself in many ways, and in this we have a design worthy of special notice. The immense living room, which is used as the dining room as well, is the main feature of this picturesque mountain cottage. The fireplace which is built of boulders, with the seats at either side, forms an attractive inglenook, and the seats at the other end of the room make it a delightful room indeed. The porch is also a

unique feature, being 12 feet wide and extending the entire width of the cottage. The large arch opening gives a very pleasing effect as one approaches the house.

On the second floor are three good sized chambers, and in the hall is a seat. A pantry and small cellar are provided, but no heating plant. Finish is dressed lumber painted. Exterior of shingles.

Estimated cost, \$2,325. Width, 21 feet; depth, 41 feet 6 inches; height first story, 9 feet 6 inches; second story, 9 feet; the corners of the front and rear chambers are cut into a little by the eaves of the roof.





DESIGN K 573

The sitting room is of good size, has a neat little fireplace with red pressed brick facing and hearth. Hardwood floors are intended for the entire first floor, also the second story hall and bath room. Finish is of pine or cypress painted, except the front door and stair treads which are of oak. Exterior of clapboards and shingles.

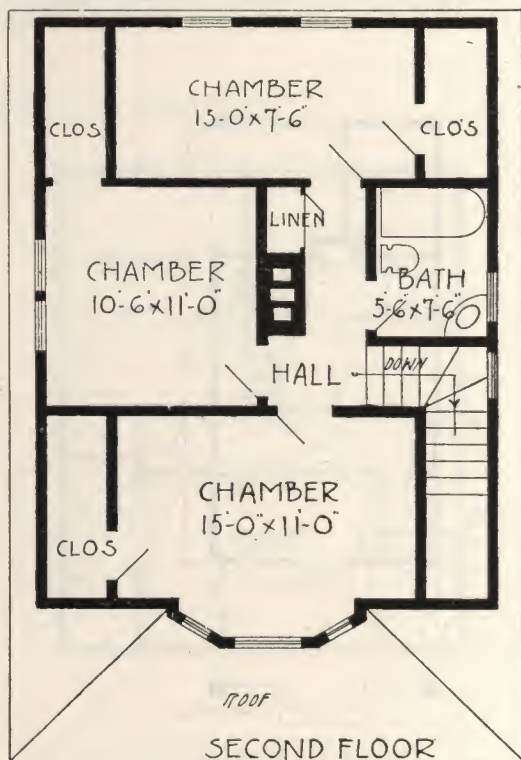
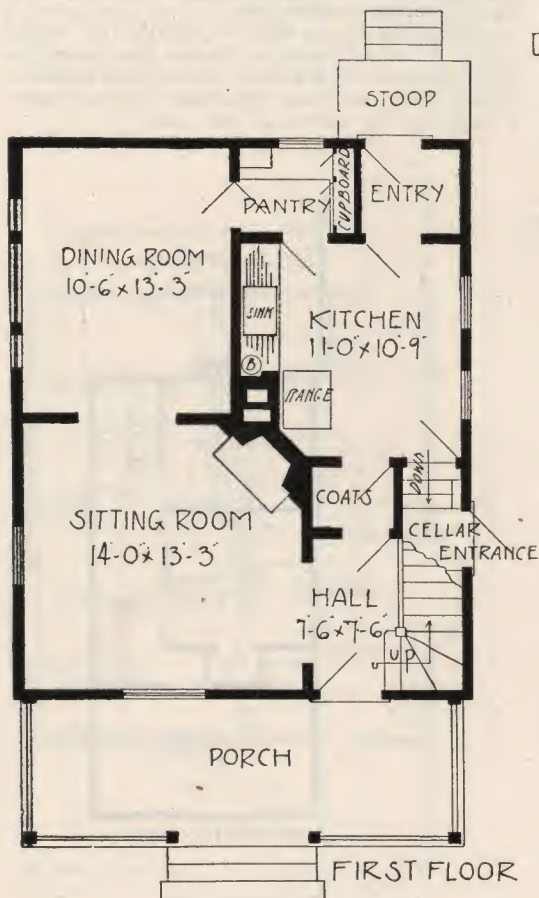
The plans provide for a full basement with cement floor, ash pit, outside cellar en-

trance and fuel bins, a complete hot air ventilating and heating system and a first class grade of plumbing. Attic for ventilation only.

The kitchen is not so small as might seem, owing to the fact that everything has a place of its own.

Width, 23 feet; depth, 28 feet; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches. Estimated cost, \$2,475.

DESIGN NO 573







## DESIGN K 1003

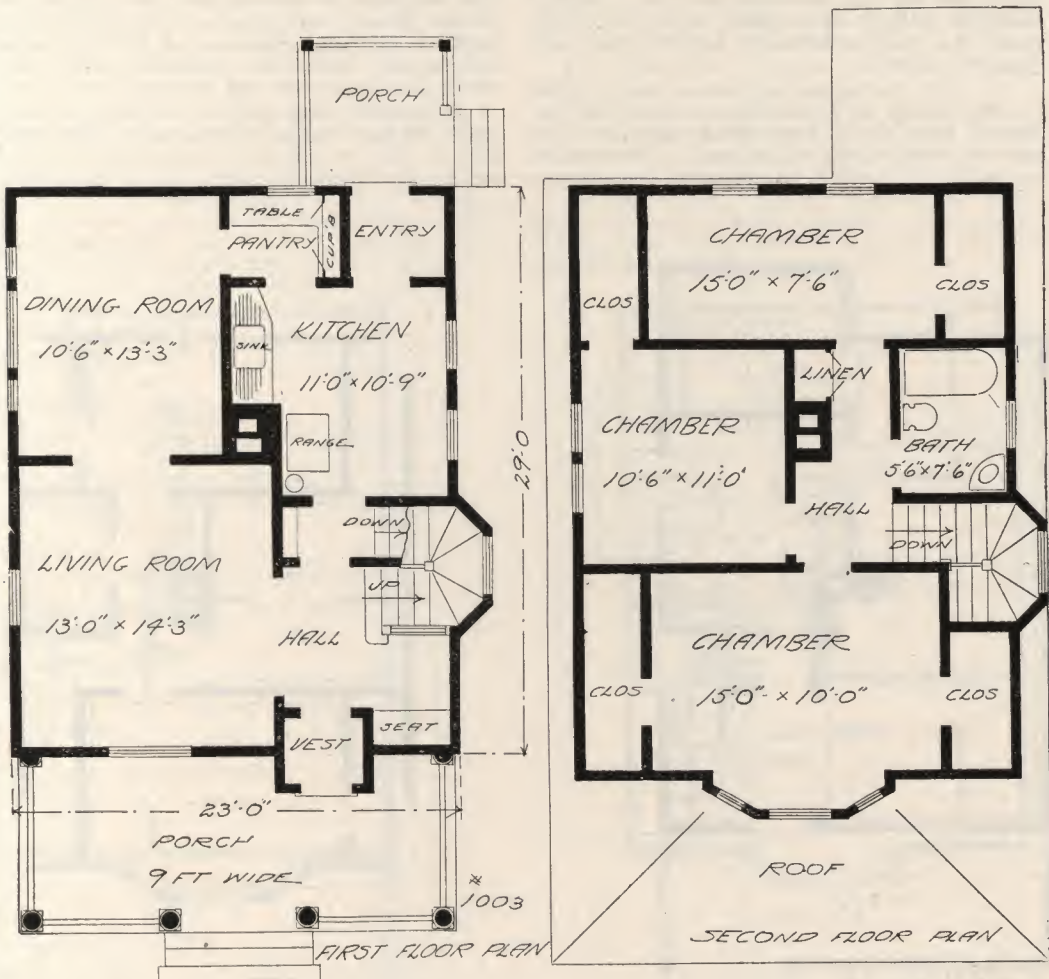
In this design, we have a practical modern cottage home of six rooms, not including the hall or bath, the outside finish of which is clapboards for the first story and shingles in the gables. The wide front porch contains ample space for the hanging of hammocks.

The arrangement of the rooms is very convenient and practical. Vestibules being provided at both front and rear entrances, special provision is made for keeping out cold.

The basement extends under the entire house and has a hot air heating and ventilating plant. Attic space for ventilation only.

The first floor is finished in birch except kitchen and hardwood floors are intended. Pine finish in second story and kitchen. The bay on front chamber adds considerable to the pleasantness of this room. The stairway is of pretty detail and a fireplace could be readily provided for in the sitting room if so desired.

Estimated cost, \$2,475. Width, 23 feet; depth, 29 feet; height of basement, 7 feet; first story, 9 feet 3 inches; second story, 8 feet 3 inches.





## DESIGN K 814

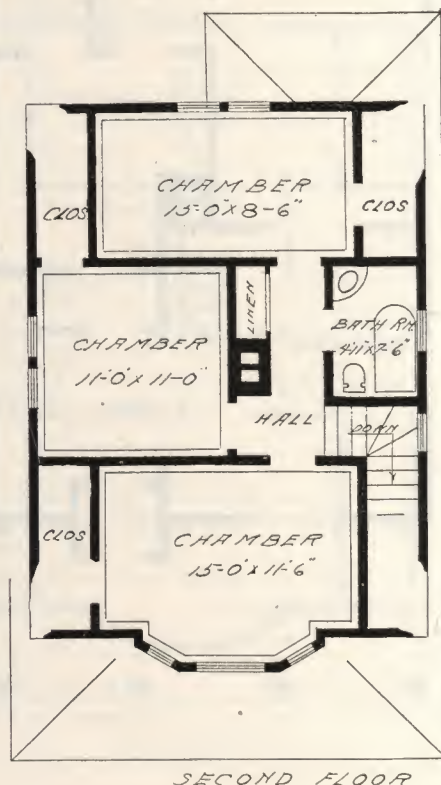
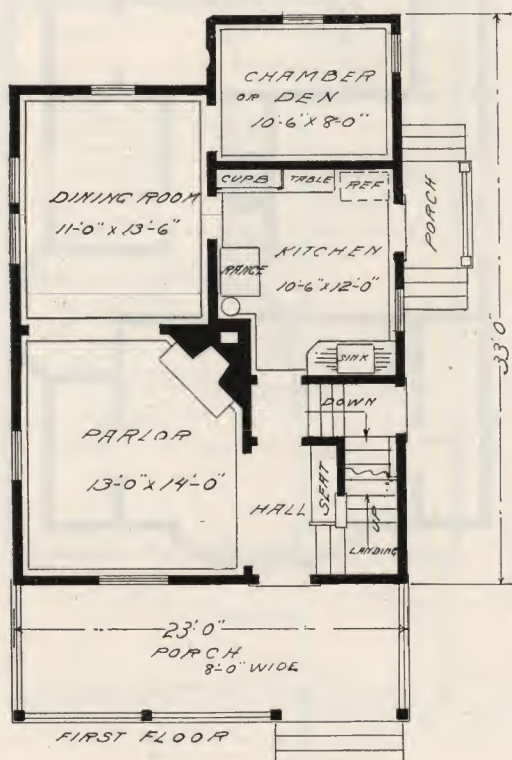
The design herewith illustrated is that of a Minneapolis cottage home and provides a very compact and attractive seven-room cottage. There is an attractive little reception hall with built-in seat, and a wide opening connects hall to the sitting room, in which room is a built-in fireplace, having brick facings and hearth.

At rear of kitchen is a room which could be used either as a chamber or den. On the second floor three good sized chambers are provided with ample closet space. The plumbing is of first quality, of guaranteed goods.

The basement extends under the entire house and is provided with cement floor, and hot air heating and ventilating plant. First floor main rooms are finished in red birch. Hardwood floors are included throughout the entire house, excepting kitchen and room back of kitchen. Balance of finish, painted woodwork. Attic for ventilation only. Exterior of clapboards and shingles.

Estimated cost, \$2,550. Width, 23 feet; depth, 30 feet; height of basement, 7 feet; first floor, 9 feet 3 inches; second floor, 8 feet 3 inches; second story rooms are of full height.

\*814







DESIGN K 951

Design K 951, adapted to a narrow city lot, offers in plan and conveniences all that a larger, more expensive house could give. The gambrel roof insures full head room in all second story rooms, and the bay window of the front chamber gives to the exterior a charm and attractiveness often lacking in a house of this cost.

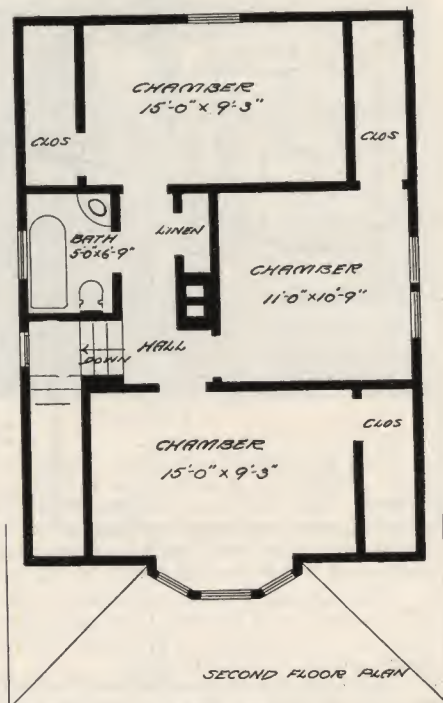
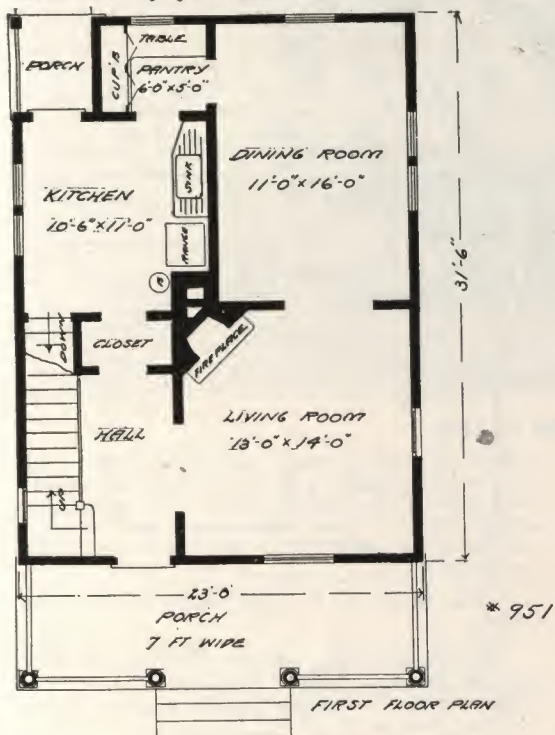
The front hall, with its pretty stairway, has direct communication with the kitchen, and offers an exceptionally ample coat closet. The living room with its wide openings into hall and dining room and corner fireplace, makes a very pleasant room.

The three bedrooms of the second story have each ample closet space, while there is also a good linen closet near the bathroom.

The basement is under the entire house and contains a hot air furnace.

The entire house is well lighted and unsurpassed in completeness, while all the rooms are of fine size. Finish, pine, poplar or cypress.

Estimated cost, \$2,225. Width, 23 feet; depth, 31 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.







DESIGN K 1184.

An unusually complete cottage, having full basement, hot air heating apparatus, plumbing, outside cellar entrance, and many modern conveniences, such as laundry, trays, fuel bins, ice box (to be iced from outside), etc.

The design shows a gambrel roof and sided exterior, though shingles can be used if preferred. The rooms are all well-arranged,

three chambers and bath, also ample closet space being provided on second floor. Attic space does not amount to anything.

The finish is intended to be pine, poplar or cypress, painted or stained. No attic.

Estimated cost, \$2,350; width, 24 feet, depth, 28 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.



DESIGN K 2142

This is a most compact and economical little cottage to build; note the size of the rooms. The exterior treatment is very attractive, the first story being of siding and the second story and gables of shingles. The mullioned windows add much to the effect.

The hall has a pretty staircase. The closet off vestibule will be very convenient for coats, etc.; or if vestibule were not desired, this space could be put into hall.

The kitchen is provided with a large cupboard containing flour bins, shelving and drawers. In the dining room is a neat china

closet. A small brick cellar only is provided. It could be easily enlarged to contain a heating plant if this were wanted. The store room would hold a bath tub, closet and lavatory very nicely. Small attic space for ventilation only.

The finish is of pine painted, with pine floor.

Estimated cost, \$2,100; width, 24 feet; depth, 26 feet; height of cellar, 7 feet; first story, 8 feet 7 inches; second story, 8 feet 5 inches; lowest height of second story, 7 feet.





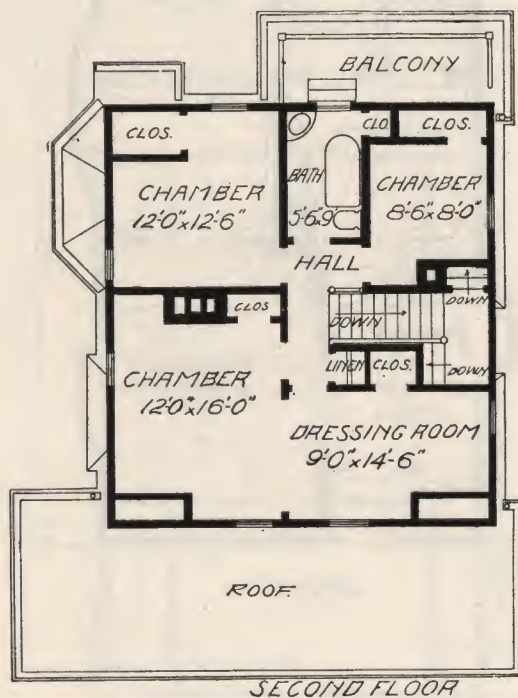
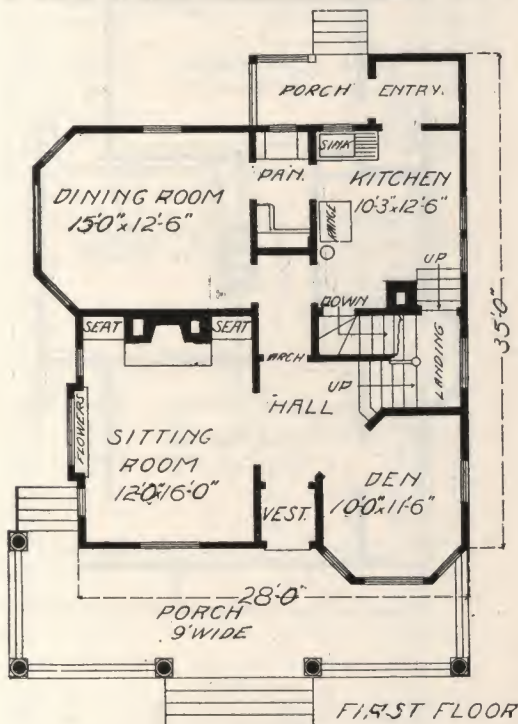
DESIGN K 687

This pretty cottage design has proven to be very popular. It contains modern conveniences of more pretentious houses. There is ample space for a portable refrigerator to stand in entry, if desired.

There is a basement under the entire house with cement floor, hot air heating apparatus, also coal bins, laundry, cistern, etc. The space in the attic does not amount to much and is

reached by a scuttle in second story hall. Oak and pine for finish and floors. Exterior clapboards and shingles.

Width, 28 feet; depth, including rear entry, 35 feet; height of basement, 7 feet, 6 inches; first story, 9 feet, 5 inches; second story, 8 feet, 3 inches; lowest height in second story rooms, in corners, 5 feet, 6 inches. Estimated cost, \$2,800.







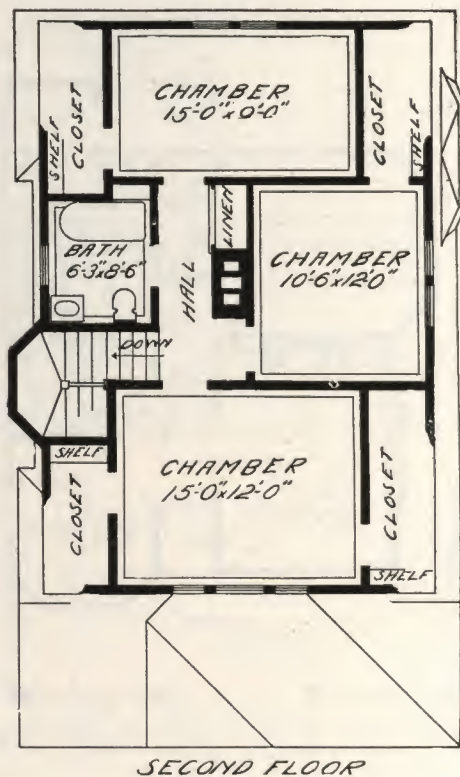
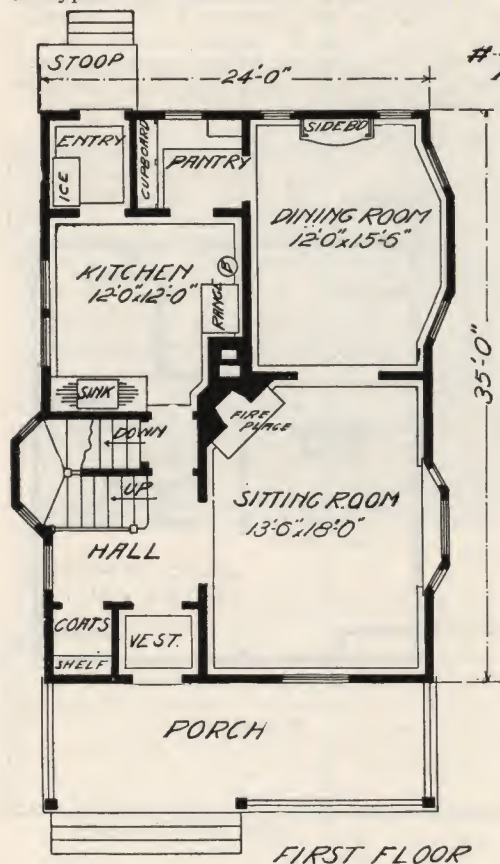
DESIGN K 714

In this design, a very pleasing interior arrangement has been secured. A cased opening separates the hall from the sitting room, which in turn is separated from the dining room by a similar opening. Both the dining room and sitting room have bay windows. A built-in sideboard in the dining room, and handsome mantel with its open fire in the sitting room, add much to the attractiveness of these rooms. Hardwood floors are provided in the main rooms on the first floor. Finish, pine, poplar or cypress.

The house is to be heated by hot air. The basement extends under entire house and contains a laundry, vegetable cellar, fuel rooms, etc.

For the first story, "rustic" siding is to be used, with shingles for the second story and gables.

Estimated cost, \$3,350. Width, 24 feet; depth, 35 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches.







DESIGN K 1347

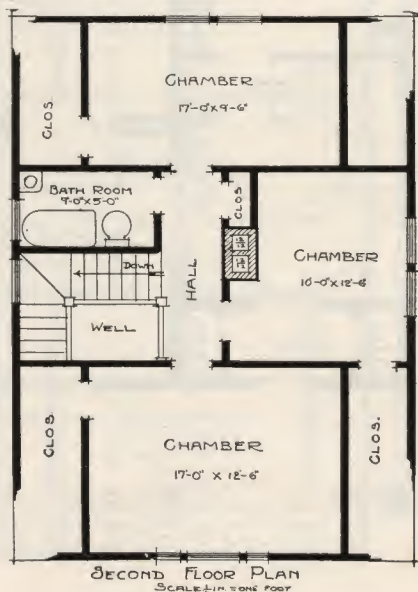
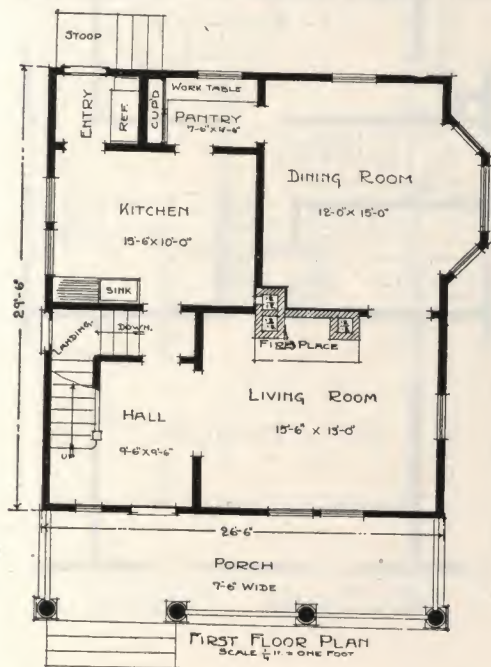
There have been hundreds and hundreds of houses built after this same general plan, though here and there occasional slight modifications are desired. It is easy to see why the plan is such a popular one. It combines the artistic, popular gambrel roof style with well arranged and convenient floor plans.

Various treatments may be secured in the exterior finish. Probably the most pleasing would be to use narrow siding on the first story and shingles above. The foundation dimensions are  $26\frac{1}{2}$  feet wide by  $29\frac{1}{2}$  feet deep, and give on the first floor a good sized hall with a fine living room  $15\frac{1}{2}$  feet long, containing a fire place. The dining room is also of good size and every possible conven-

ience is included in the kitchen, pantry and entry arrangements. Combination cellar way and outside entrance are provided. Full basement, furnace, fuel bin, laundry and cellar. There is a small ventilated attic space.

For economical construction we recommend that yellow pine finish be used throughout. The flooring can be  $2\frac{1}{4}$  inch face birch in the hall, living room and dining room, maple in kitchen and pantry and a little saving can be made on the flooring if yellow pine is used throughout the second story, excepting bathroom. With this finish, using stock designs which today are in every way desirable, there should be no difficulty to build the house complete for \$3,000.

Basement, 7 feet 6 inches; first story 9 feet 5 inches; second story, 8 feet 3 inches.



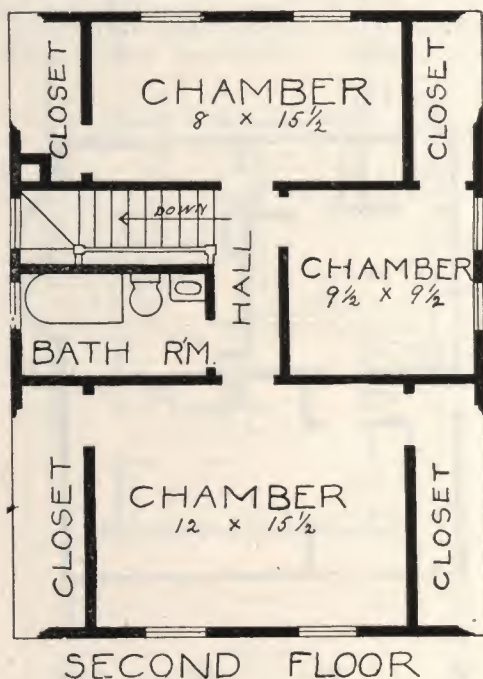
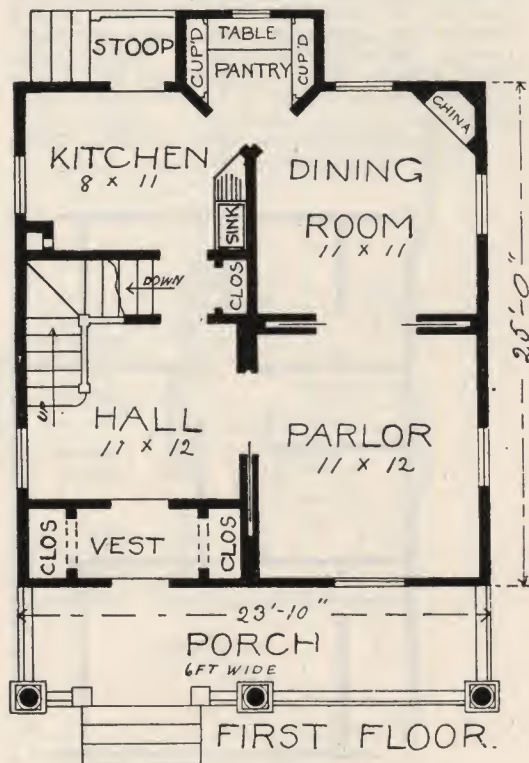




DESIGN K 1335

This sided cottage is well planned and the finish and floors are of yellow pine. The full basement has outside stairs, laundry and furnace. Attic space ventilated. Size 23 feet

10 inches, by 25 feet. Basement 7 feet 6 inches; first story 9 feet 5 inches; second story 8 feet 3 inches. Note how complete everything is. The estimated cost is \$2,500.



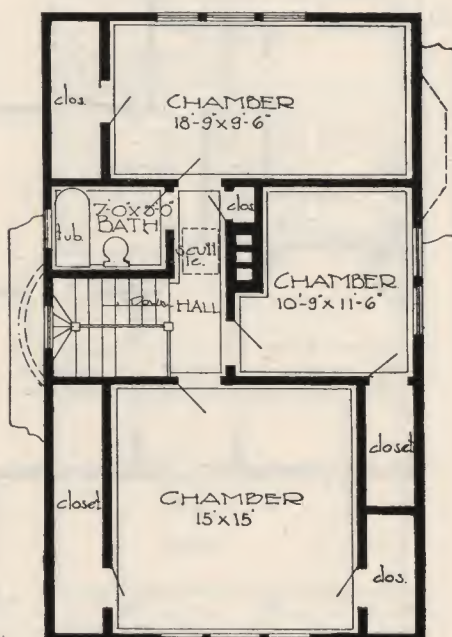
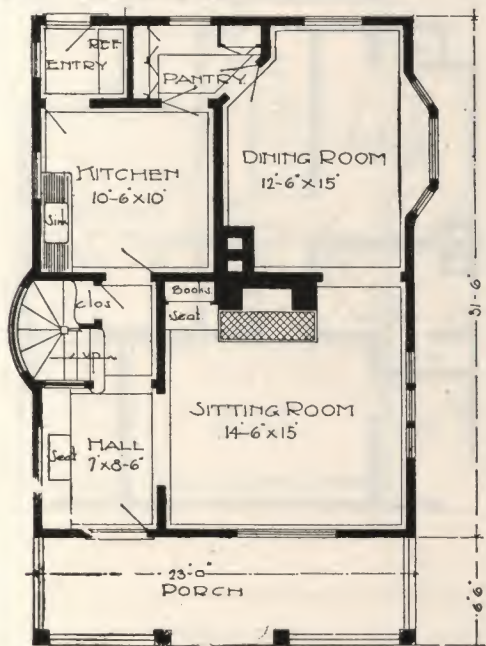




DESIGN K 2383

The simple treatment given in this cottage home is the making of it. The large porch columns which support the second story give a solid and substantial appearance. Particularly attractive is the little hall with its seat and half-screened staircase. The little bay in the dining room has a shelf for flowers. The windows of this bay are of leaded glass and with plants on the shelf will make

a pretty feature in this room. Oak and pine used for finish and floors. The attic is reached by a scuttle. The house is estimated to cost with a full basement, hot air heating and ventilating system, \$2,900. Width, 23 feet; depth, 38 feet, including porch; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches.











DESIGN K 2468

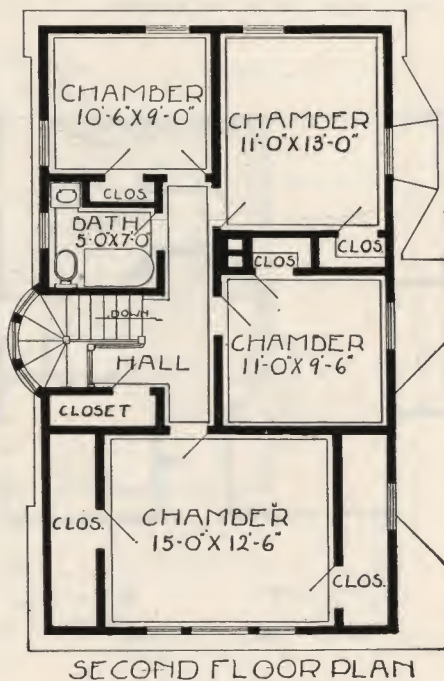
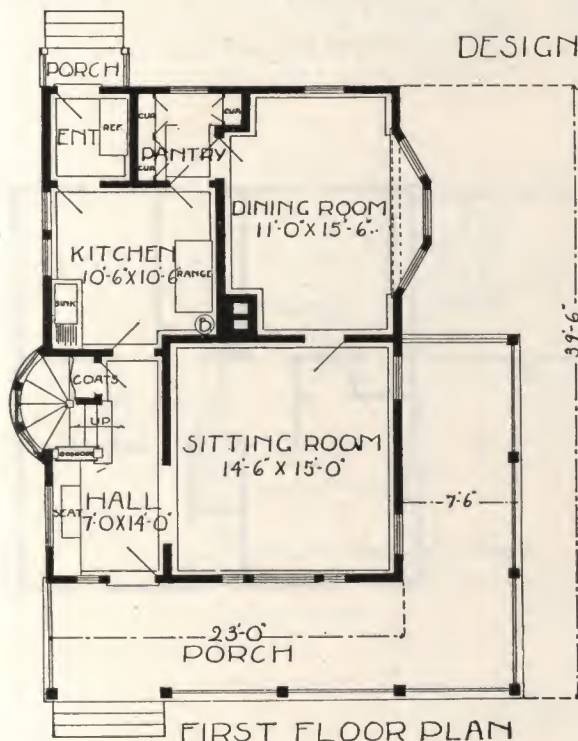
This is a very effective design with its gambrel roof and extensive porch. It contains seven nice rooms with pantry and bathroom additional. The arrangement is very pleasing and the details of construction carefully carried out.

It is not intended to have any basement whatever, although this could be readily arranged; either a small cellar or full basement

as desired. No heating is included, although a full set of plumbing fixtures are. The finish is intended to be pine, cypress or poplar, and pine floors. Exterior of siding and shingles.

Estimated cost, \$3,200. Width, 23 feet; depth, including front porch, 39 feet 6 inches; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches.

DESIGN NO





### DESIGN K 1470

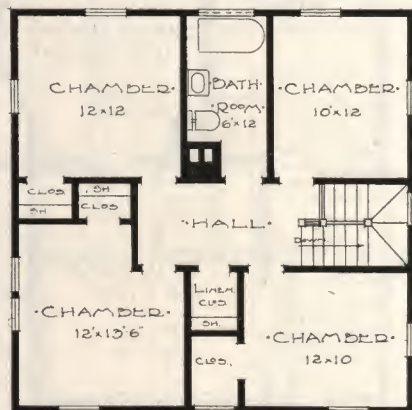
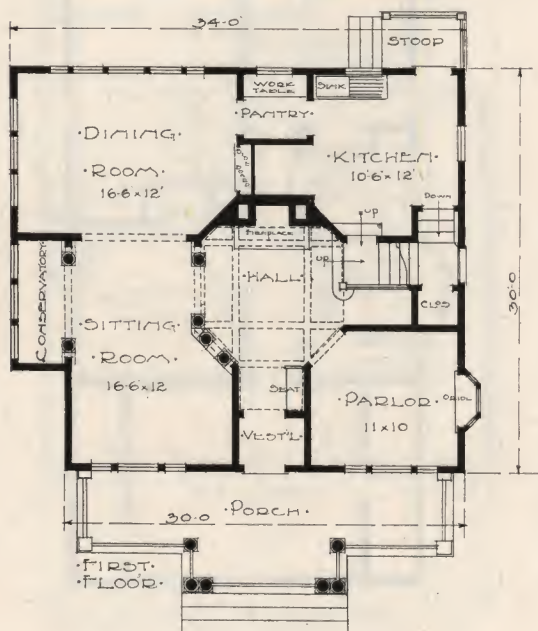
This design is very homelike with its gambrel roof, wide entrance, porch and well-placed shrubbery. Cream siding, white trim and green stained roof form the color scheme.

The octagon hall containing fireplace, stove and columnal openings to sitting room, is the feature of the plan. There is a small conservatory, a built-in sideboard, an oriel window in the small parlor and the stairs are in combination from the kitchen.

The finish and floors are of birch natural, except the four chambers and bathroom on the second floor, which are enameled in white and ivory. The basement contains laundry, hot water plant and storage room. Size without projection is 30 feet by 30 feet.

The conservatory projects 4 feet and the front porch 8 feet.

The estimated cost is \$4,000.



SECOND FLOOR





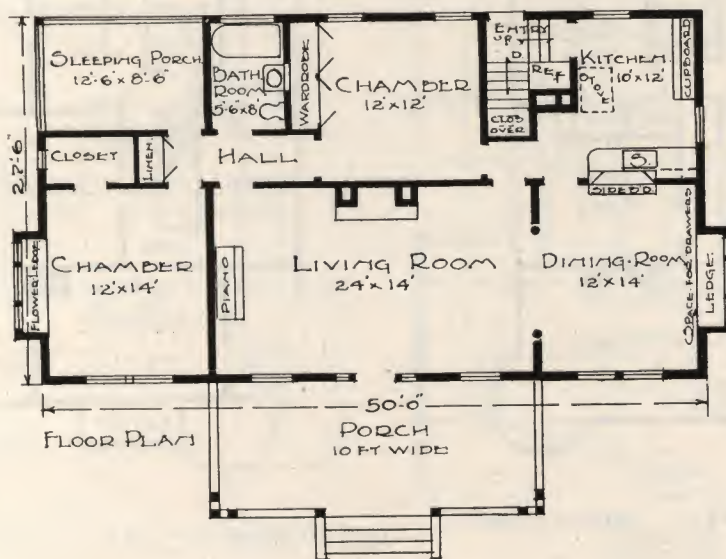
## DESIGN K 1464

The illustration does not do this little stucco veneered house justice.

Its simple outlines and well arranged plan make it one of the most desirable in the collection. Note the vistas obtained in the splendid living room. The fireplace opposite the front door, itself a charming feature, the piano at one end and the glimpse of the dining room through the columned opening at the other. See how few steps are necessary from stove, sink, sideboard, etc., in serving the dining room. The stair to basement, which occupies the central part of house only, the refrigerator and entry are specially well arranged. By passing through the rear chamber one may reach all the chamber portions of the house without being seen from the living room. The little hall gives privacy to

chambers and bathroom. The wardrobe shown is designed to hold each suit or gown upon an individual hanger. Many prefer this to the dark old fashioned closet. The story is 9 feet in height with a good attic space, from scuttle over it. Basement, 7 feet 6 inches, containing furnace and laundry. Living and dining room oak finish and floor, balance birch floors and pine white enameled, except kitchen of darker paint. Plain show level grade. Built in the country, on a corner or wide inside lot, this house is a very charming home with its cream stucco, brown trimmings and green roof. Estimated cost, \$3,000.

Siding, shingles or brick exterior would be very pleasing. Size 50 feet by 27 feet 6 inches.





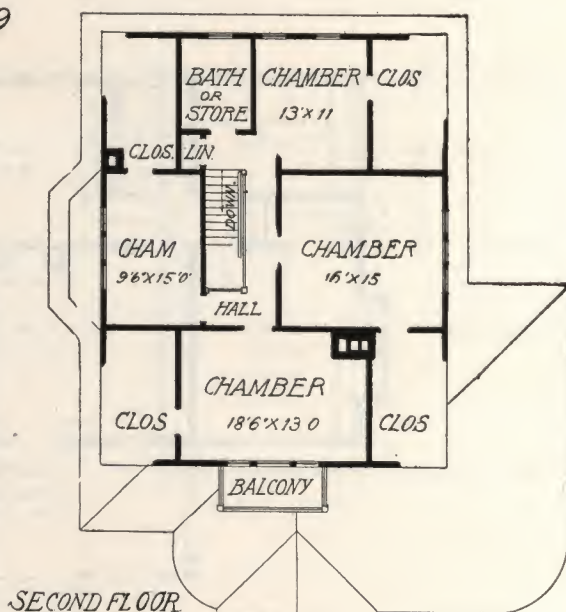
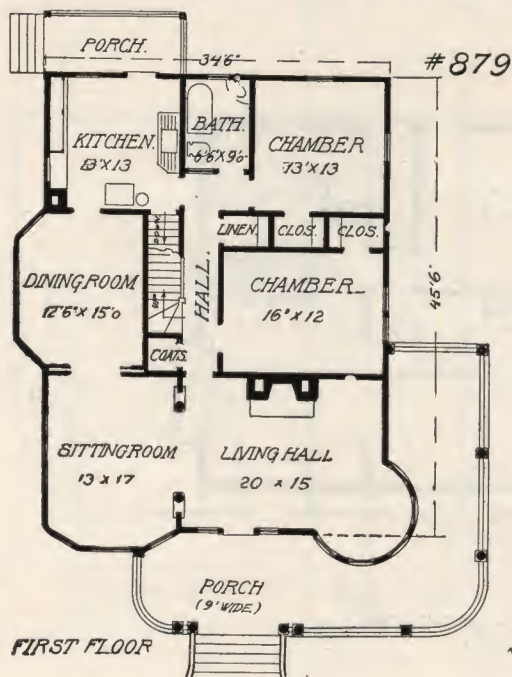
DESIGN K 879

In this cottage we have a typical southern or Californian home. The construction of the cottage is of frame with siding for the finish of the first story and shingles and plaster with composition ornaments in the gables. The treatment of the gables and cornices adds greatly to the effect of the house, but if necessary to cut expenses, much of the detail might be omitted and still good effect obtained.

A basement is planned to be under the din-

ing room, hall and chamber and contains a hot air heating plant and laundry. The three principal rooms have hardwood floors and finish, the balance of the finish being of soft wood, painted or stained.

Width, 34 feet 6 inches; depth, 45 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height of second story rooms, 5 feet 6 inches. Without heating and plumbing, estimated to cost as above described, \$4,300.







DESIGN K 916

This cottage design, while a cottage in its exterior appearance, is nevertheless quite a spacious house, as it will be seen on examination of the plans. The plan is one of peculiar attractiveness, the magnificent living room being the main feature of the interior, extending as it does entirely across the front. The left hand end is partially separated, however, by an unusually wide columned archway. The effect is practically one room. The stairway and stairs hall is a very pretty feature in the design. It is partially screened from the main room and yet fully enough in view to add to the attractiveness of the living room.

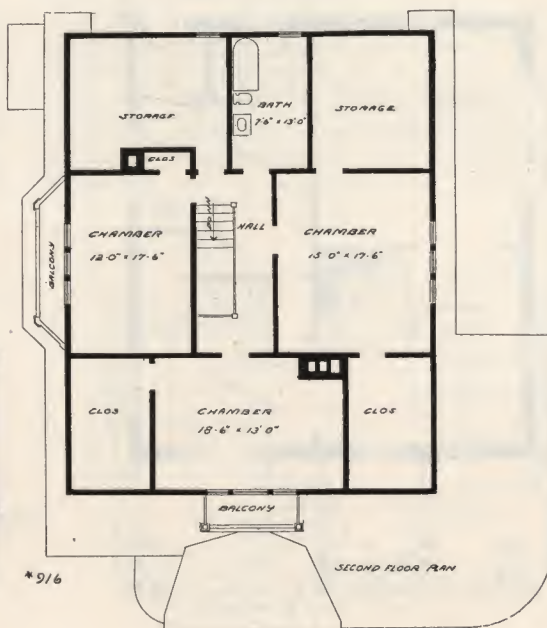
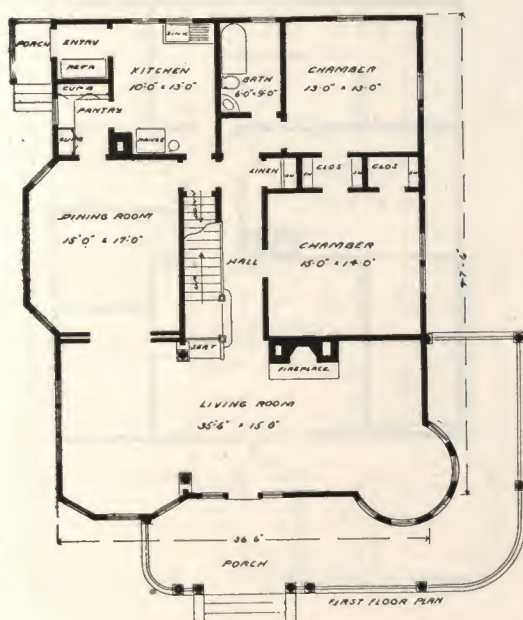
There are three fine bedrooms on the sec-

ond floor with unusually spacious closets coming under the slope of the rafters of the roof.

There is a full basement under the entire house and a hot water heating system provided. Also complete laundry and servants' bath in basement.

The finish throughout is intended to be of pine, poplar or cypress, painted or stained. The exterior of the house is intended to be clapboarded and in the gables, either plaster or shingles can be used to good effect.

Width, 36 feet 6 inches; depth, 47 feet 6 inches; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest wall height, second story, 5 feet 6 inches. Estimated cost, \$4,300.





DESIGN K 986

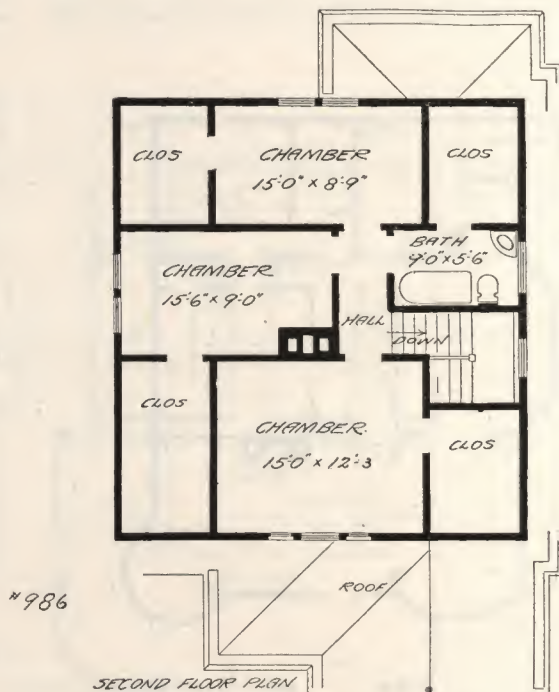
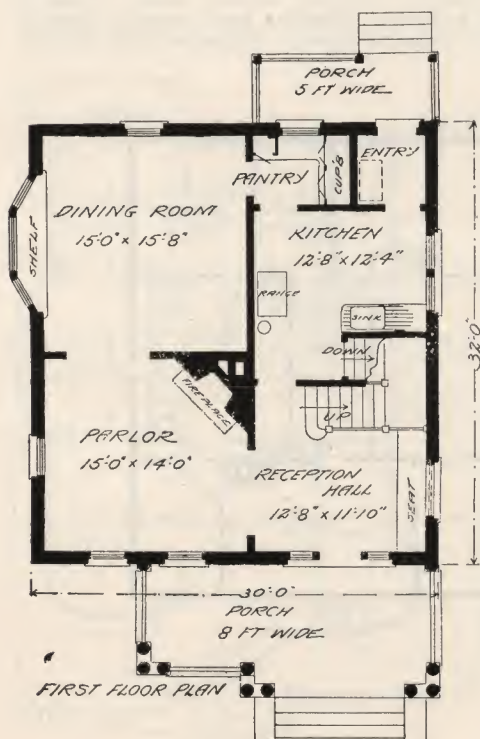
An effective colonial treatment of a cottage. The low, classic pediment and porch cornice are chaste and pleasing. The floor plan shows an effective arrangement of space, and unusual comfort in the second story for a story and a half dwelling.

First story in brick; second story frame

with shingle finish. Full basement, hot air heat, and laundry. No attic space.

Finish and floors of pine.

Estimated cost, \$3,175. Width 30 feet; depth, 32 feet; height of basement, 7 feet first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height second story rooms, 6 feet.







DESIGN K 1406

A design with a good deal of originality. The treatment is somewhat on the Mission order and very much cottage style. A noticeable feature is the broad extending eaves with the heavy supporting brackets. This roof projection is 42 inches and it gives a good deal of character to the house.

A cottage of this style should be treated with shingles; preferably, laying the shingles rustic; that is, alternating courses of wide and narrow exposure to the weather. The design is quite a little on the order of K 1312. In fact, it was patterned after this house in many respects.

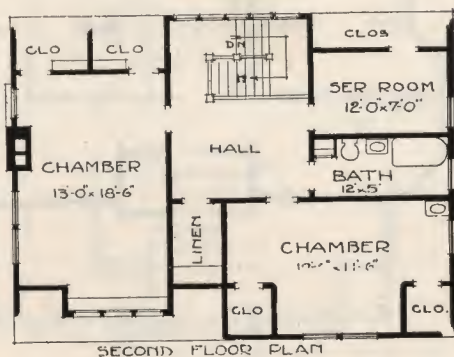
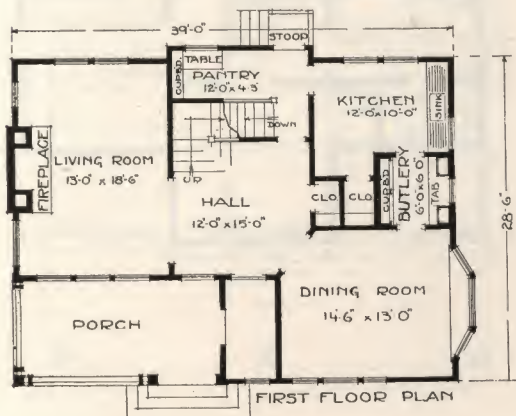
In the arrangement of the interior the owner desired, as far as possible, to secure an open effect in the hall and living room, and these two rooms are so arranged that the hall is really a part of the living room, a splendid view of the large fireplace in living room is had from dining room right through the hall. This fireplace is intended to be built of dark vitrified brick, the exposed chimney being of

the same. The dining room is nicely secluded, is of good size and has a splendid bay with seat.

In addition to the entrance from kitchen to dining room through the butler's pantry is a passage way through rear entry into the central hall. Space on the second floor is well economized, with a central hall, and we have here two good sized chambers in addition to servant's room and bath.

It is planned to finish this house in fir throughout the first floor, excepting kitchen and pantry, which is pine painted. Second floor to be pine or cypress.

Width of house, 39 feet; depth, 28 feet; basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 5 inches. No attic. Basement under entire house with provision for a hot air furnace, laundry trays and the usual vegetable cellar and coal bins. Estimated cost, finished as above indicated, \$3,750.





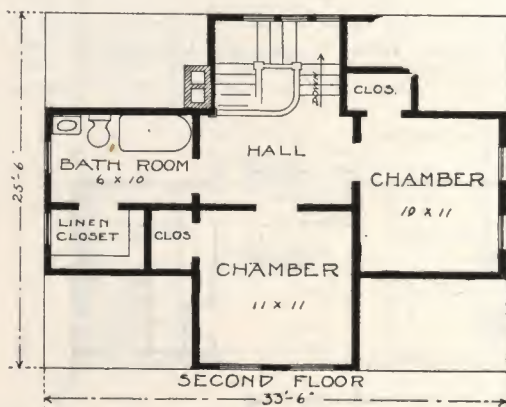
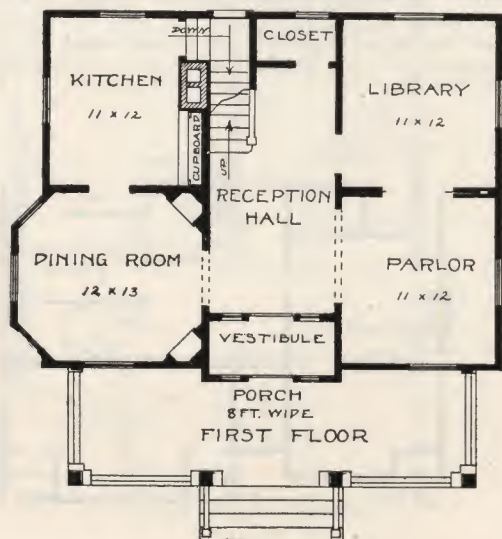


DESIGN K 1352

A well designed cottage is always pleasing to look upon. Here we have a home which is especially attractive to all who like that quaint, American style of cottage home. It is not only pleasing without, but is a spacious, well arranged house within. The porch is a good sized one, being 8 feet wide by 30 feet long. The vestibule is very practical, being large enough to allow two people to stand in it and at the same time allow for the swinging of the door. The reception hall extends through the center of the house, and has at the further end a large coat closet. On the left side of the hall is a pretty, octagon dining

room, having a large bay the full width of one side, and two china closets on the other. On the second floor are two good sized bedchambers with closets, bathroom, linen closet, and a hall. Yellow pine finish and floors. Full basement with laundry and furnace. One would hardly believe that so much space could be obtained under this roof.

The size of this house is 25 feet 6 inches by 33 feet 6 inches. Height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story, 8 feet 3 inches. Estimated cost, \$3,800.







DESIGN K 941

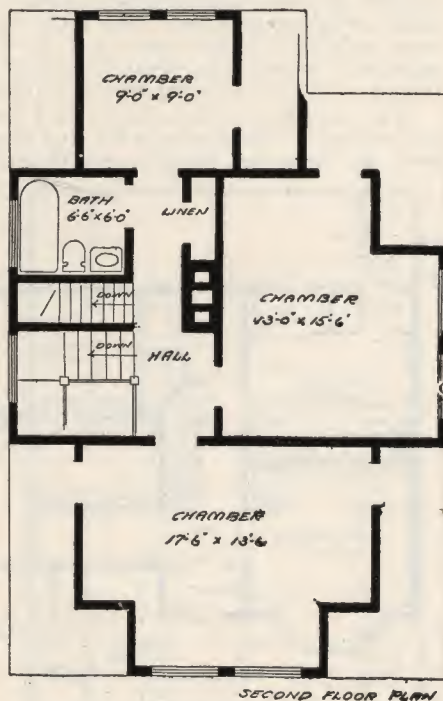
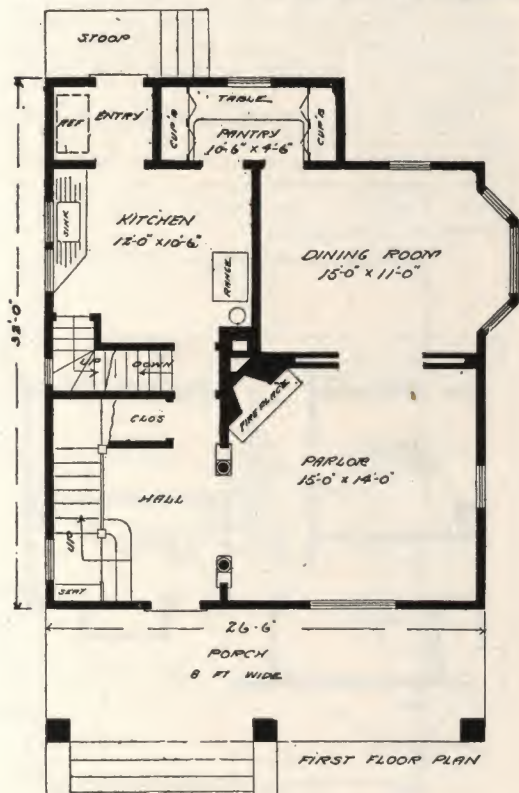
This design is for a cottage that is distinctively modern. The arrangement of the rooms is very attractive and very practical. The reception hall, with its pretty staircase ascending on one side and columned archway, with the dining room back, connecting with parlor by wide sliding doors, gives an interior that is very satisfactory indeed.

The second story rooms are of good height and quite spacious. The lowest wall height is

5 feet 6 inches.

There is a full basement with cemented floor and hot air heating apparatus installed. The finish of the hall, parlor and dining room is of oak or birch; balance of house, pine, poplar or cypress, painted or stained.

Estimated cost, \$2,650; width, 26 feet 6 inches; depth, 32 feet; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches.







### DESIGN K 801

The dining room in this design is located at the front of the house and many are growing more and more to like this arrangement in location for the dining room.

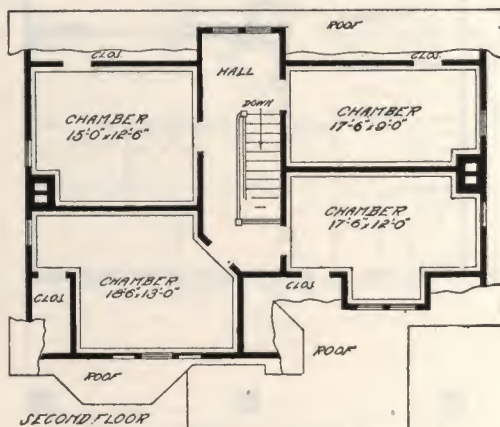
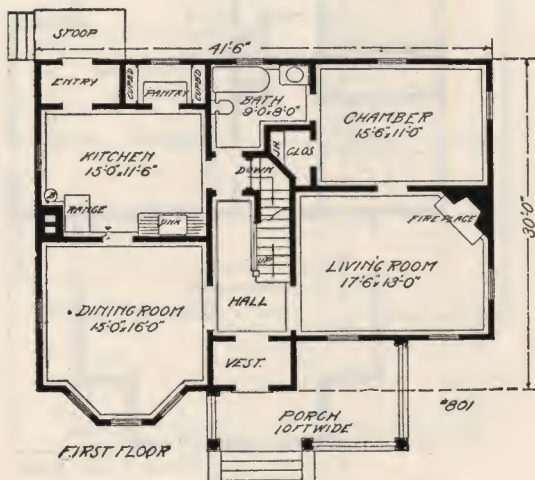
There is a basement under the dining room, kitchen, hall and bathroom, the balance of the house being unexcavated. The cellar is, however, sufficiently large for a hot air heating apparatus, should one desire to install same, though it is not included in the estimate.

The sleeping rooms on the second floor are not as large as the rooms on the first floor, but they are generous rooms, nevertheless, and

good accommodations for a large family are afforded in this house.

The finish of the exterior is to be clapboards or siding, with the gables and dormers shingled, above the cornice line. Finish of the interior to be of pine or some soft wood, painted.

Width, 41 feet 6 inches; depth, left hand wing, 30 feet; right hand wing, 25 feet 6 inches; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 9 inches; lowest height of the second story, 6 feet. Estimated cost, \$3,400.



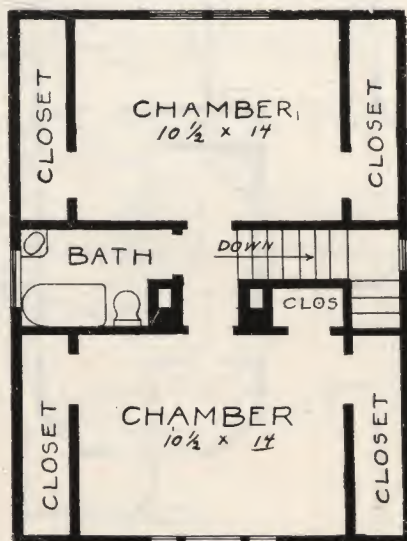
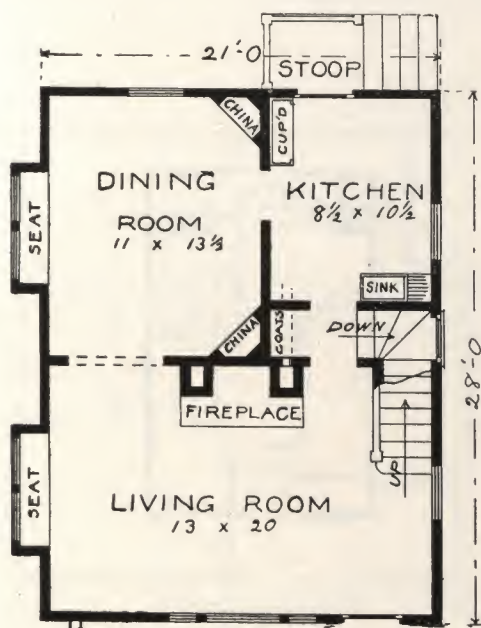




DESIGN K 1300

Here we have a picturesque little story and a half cottage, an ideal home for a young couple just starting out in life to build. Its finish and floors are of yellow pine, the first story is 9 feet 5 inches; the second story is 8 feet 3 inches, with a minimum height of 7 feet at sides. The basement is 7 feet 6

inches deep and contains laundry, fuel room and furnace. Size, 21 feet by 28 feet, exclusive of porch. Note the compact arrangement, cupboards, closets, fireplace, etc. The house is very popular. Estimated cost, \$1,600.





DESIGN K 713

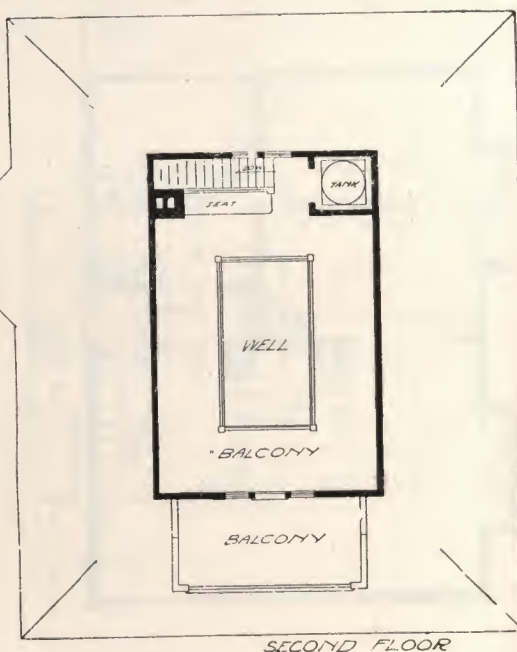
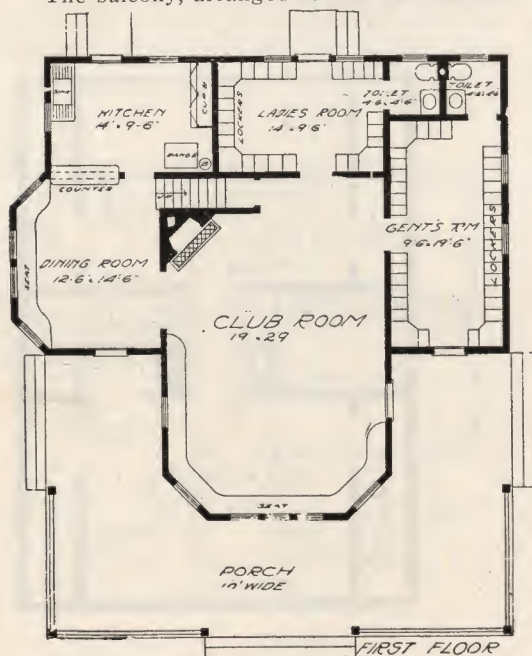
This design, for a Golf Club House, is one that appeals to a great many people at the present time, as all those interested in the game know the value of a convenient and complete club house. The main room is large and airy and with its open fireplace and mantel with chipped brick facings, its bay windows and window seat presents a very pleasing appearance. Off the dining room is the kitchen, provided with cupboard and sink, the serving arrangement being very convenient.

The balcony, arranged so that one can rest

there and yet secure a good view of the club room below, is an attractive feature. Opening out from this is a small exterior balcony, from which one could view the links and the players, and there is an attractive window seat at the rear. Finish, pine, poplar or cypress.

The exterior of the first story is intended to be of rustic siding. Gables to be shingled. The house is set on brick piers.

Estimated cost, \$2,300; width, 40 feet; depth, 40 feet; height of first story, 10 feet.







## DESIGN K 537

The exterior appearance of this snug little cottage home is most pleasing and home-like, and a glance at the floor plans will show that we have quite a house. It contains four bedchambers and thus will accommodate quite a fair-sized family.

There is a full basement with a hot air furnace and a ventilating system. The cellar has a concrete floor and fuel bins are partitioned off for the fuel supply.

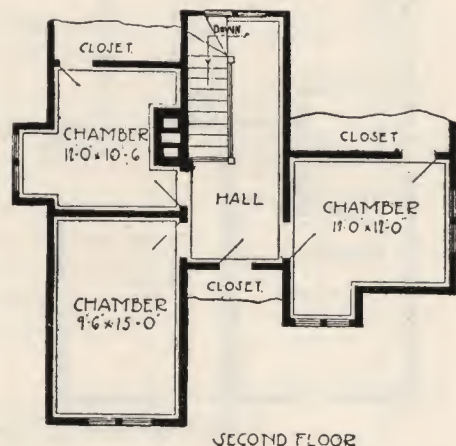
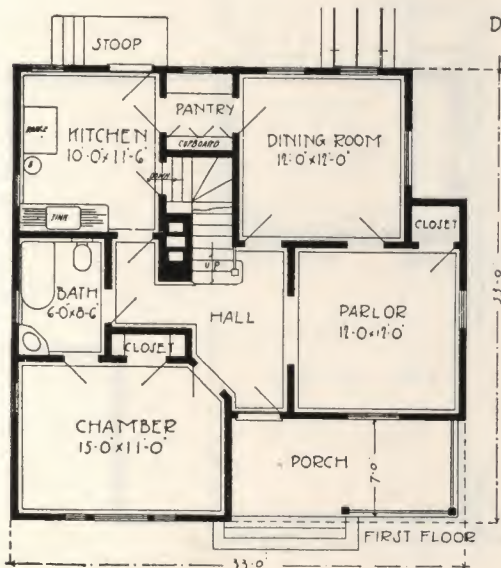
The plumbing is of good grade. Back plastering is included and hardwood floors for the hall, kitchen and dining room; also in the bathroom. The finish of the entire house is intended to be pine, cypress or poplar. The pantry is provided with enclosed cup-

boards, shelves, drawers, work board, flour bins, etc. Ample closets are provided for all chambers, and storage space under the low parts of roof.

All the lumber is good and both under and upper floors are included for first and second stories. The exterior walls are sheathed, then papered and sided on the outside and on the inside. The stairway is simply but prettily detailed, as is all the finish. The second story height is 8 feet, 3 inches.

Estimated cost, \$2,950. Width, 33 feet; depth, 33 feet; height of basement, 7 feet, 6 inches; first story, 9 feet, 5 inches; lowest height of second story, 4 feet, 6 inches.

DESIGN N° 537





DESIGN K 648

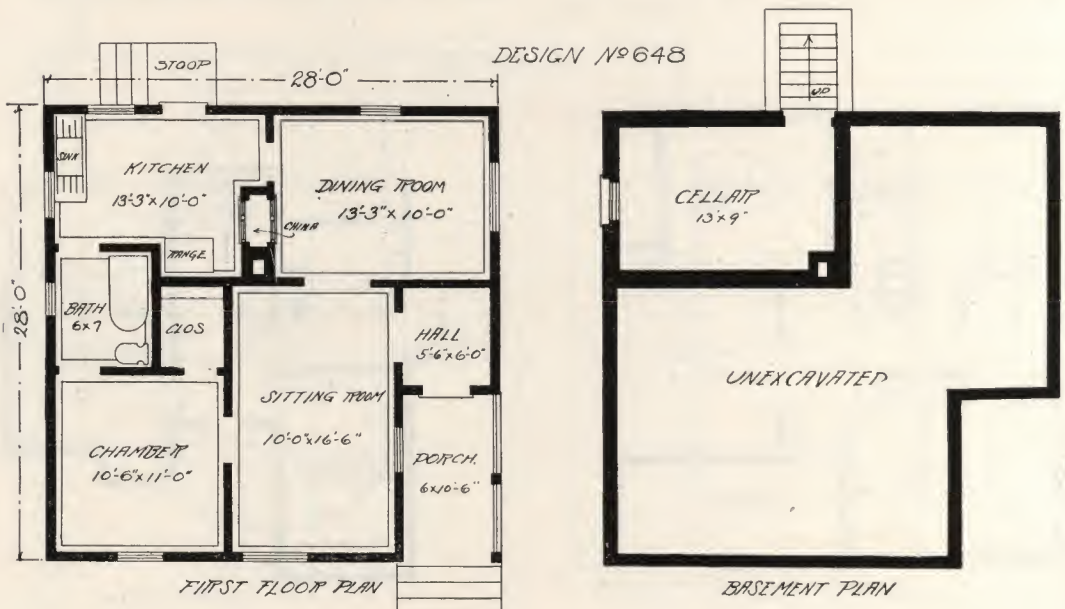
This model little summer home is compactness itself and has the luxury of a bathroom, not usually provided in a house of this character and cost. Under the kitchen, there is a very nice cellar, 9x13 feet in size, with an outside entrance. By building an entry at the rear of the kitchen, this cellar could be reached through it. The additional cost would be very slight. There is a very convenient little china closet and pass cupboard arranged between the dining room and kitchen. Everything is of compact and economical construction. This will also make a home in which it will be exceedingly easy to perform the housework and the stove in the living room

and kitchen will practically warm the entire house.

Hardwood floors are included. Finish to be pine, poplar or cypress.

There is quite a little attic space, reached through a scuttle in the kitchen ceiling, at the rear. By increasing the pitch of the roof and putting in a little stairway, in the corner of the vestibule, two very fair rooms could be secured in the attic. In this event it would probably be well to enlarge the vestibule at the expense of the porch.

Estimated cost, \$1,400. Width, 28 feet; depth, 28 feet; height of the first story, 9 feet 6 inches.





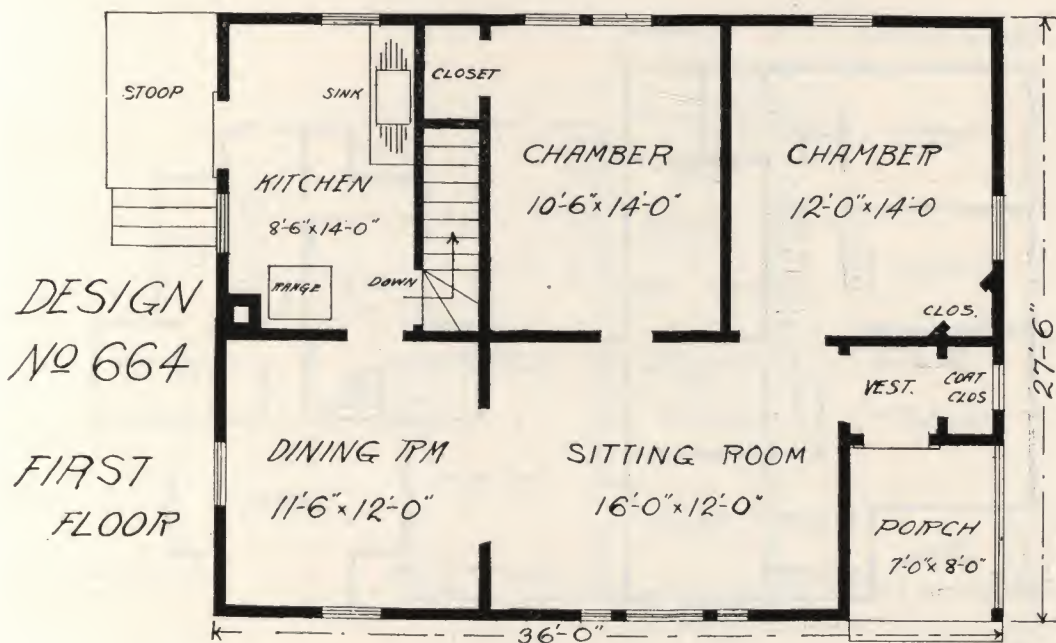


## DESIGN K 664

This design is a cozy little one-story cottage. Those desiring a simple straightforward design, well arranged of moderate cost will be attracted to this and should give it careful study. It has a good sized cellar under the kitchen. By slightly increasing the pitch of the roof, three rooms could easily be obtained on the second floor and a stairway arranged to gain access.

Finish, pine or cypress, painted and with a hardwood floor in the vestibule, living room and dining room. Gutters and down spouts are included.

Estimated cost, \$1,100. Width, 27 feet 6 inches; depth, 36 feet; height, first story, 9 feet 6 inches.





DESIGN K 1174

A cottage home practically on the order of a bungalow, but quite a dwelling. Clapboards are intended for exterior finish.

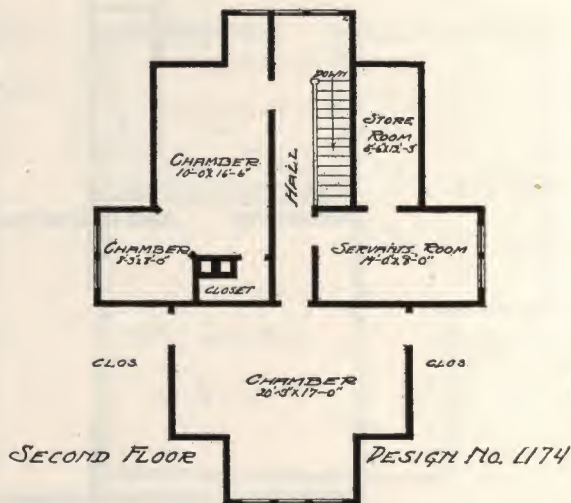
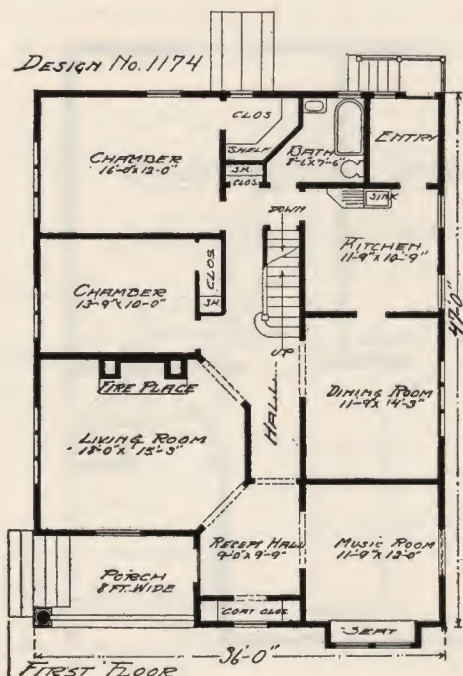
The rooms in this design are spacious and well arranged, direct access from kitchen to front door being secured without passing through other rooms. Six rooms besides reception hall and bath are shown on first floor. The music room at right of reception hall can be used for library if desired.

The estimated cost includes hot water heating apparatus, plumbing, etc., and base-

ment is equipped with laundry and wash trays, fuel bins, storage space, etc.

The plans call for oak floors and finish in living room, reception hall and music room; balance, as marked on the plans, of soft wood, such as pine, etc.

Width, 36 feet; depth, 47 feet; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet; lowest height second story rooms, 4 feet 6 inches. Estimated cost not including heating and plumbing, \$3,700.







DESIGN K 1114

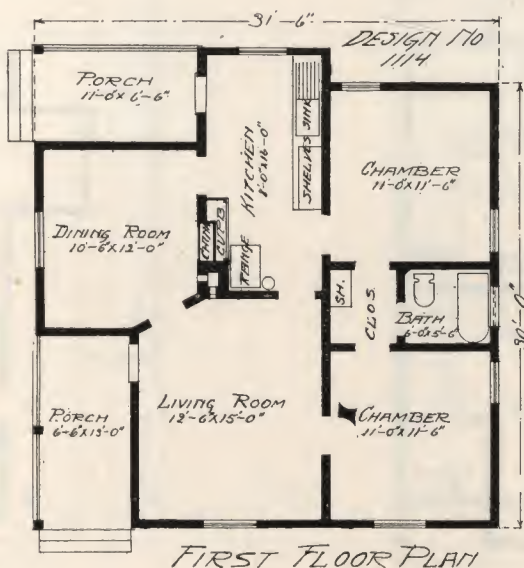
A one-story cottage, the exterior effect being that of a bungalow. No heating apparatus is intended; otherwise, the cottage is modern in every respect. By carrying the outer walls down, full basement and heating apparatus can be obtained. A stair could be built at the rear portion of kitchen and a little hall constructed alongside to reach the rear chamber. The kitchen would still be of ample size and the pipe from the range would reach the chimney through a thimble over the stair. The chimney could be changed to the other side of the china closet as it need not be adjacent to the liv-

ing room if a heating plant is provided. In its present location it would be possible to construct a fireplace in living room if desired.

It is possible to secure two rooms in the attic which the plans now show to be reached by scuttle through ceiling of closet. A stair could be built over the suggested stair to basement.

Finish is intended to be pine, poplar or cypress, painted or stained. The exterior is of clapboards.

Estimated cost, \$1,500. Width, 31 feet 6 inches; depth, 32 feet 6 inches; height first story, 9 feet.





## DESIGN K 636

This cozy little six-room cottage of sided exterior makes an exceedingly comfortable home at a small outlay.

There is a pretty little reception hall from which the stair ascends to the second story. In the dining room is a built-in china closet which has drawers and cupboards. The chimneys are so placed that a stove can be used in any room.

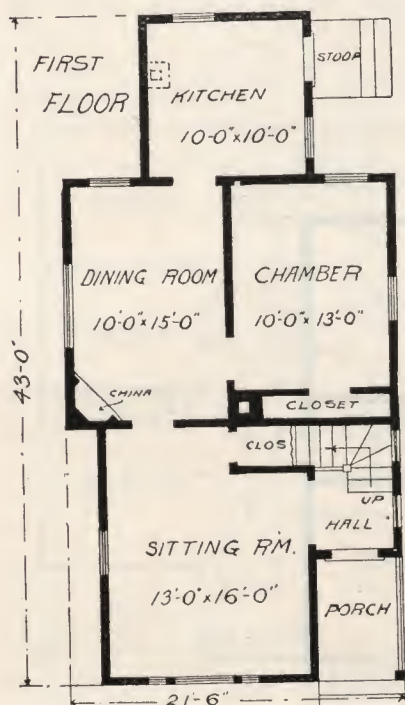
No cellar, heating or plumbing included in the estimate of cost, but same could be

easily arranged for and kitchen enlarged sufficiently to provide cellar stairs.

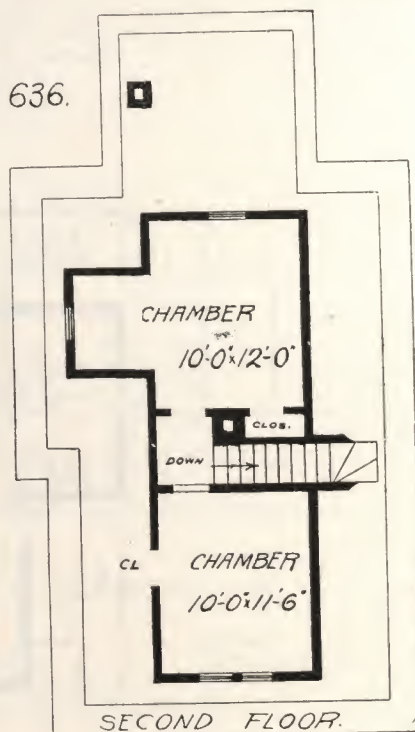
If a bathroom were wanted, this could be obtained very nicely by placing same at the rear of the first floor bed room.

The finish is of painted woodwork and has pine floors throughout. The house is warmly built.

Estimated cost, \$1,350. Width, 21 feet, 6 inches; depth, 43 feet; height of first story, 8 feet 6 inches; second story, 8 feet 2 inches; lowest height of second story, 5 feet 6 inches.



## DESIGN No 636.







DESIGN K 1010

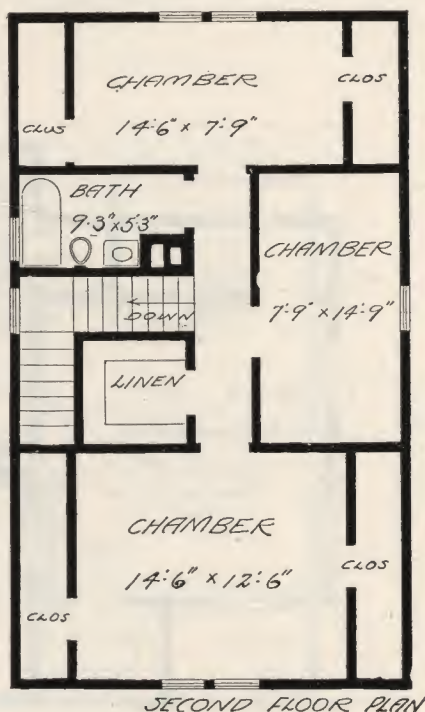
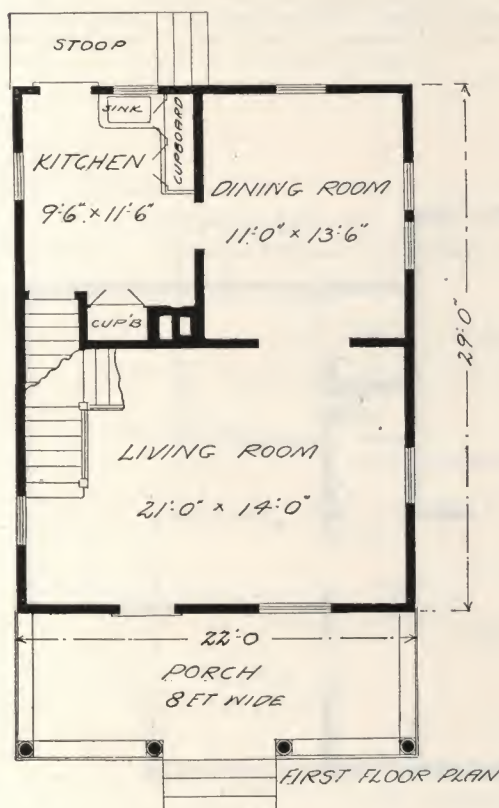
Design K 1010 is a compact and cozy little home. The living room is ample and the stairway, convenient to the front door, is screened by high spindle work. The kitchen is well provided with cupboard space in lieu of pantry.

The chambers have closet room provided under the sloping roof, while an exceptionally roomy linen closet is provided in the hall. The bathroom is complete in its furnishings. All the rooms as well as the stairway are well lighted.

The cellar extends under the rear portion of the house and a furnace could be installed, if desired.

The exterior is finished in clapboards with shingles in the gables. The porch is roomy and is so designed that it could easily be screened in, should one wish. Finish is of pine, poplar or cypress.

Estimated cost, \$1,400. Width, 22 feet; depth, 29 feet; height of first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest wall height, 5 feet 6 inches.





## DESIGN K 602

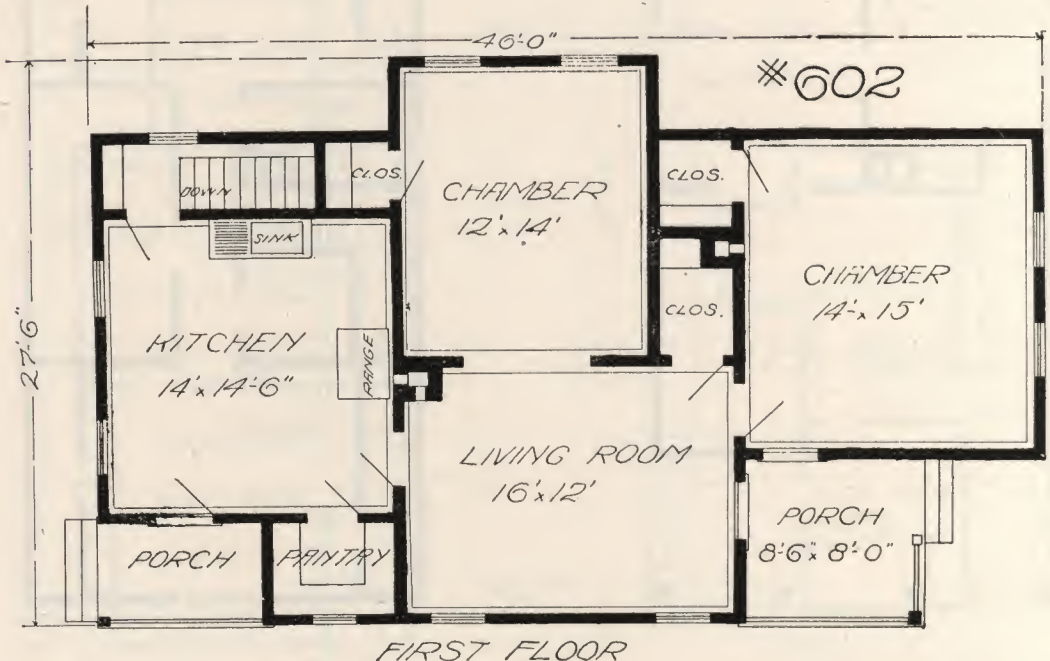
A cozy little summer home of four large rooms besides pantry and closets. A stone foundation is under the entire house with a cellar under the kitchen. Pantry has drawers, cupboards and ample shelving.

The house could be easily arranged to provide a couple of rooms in the attic and a stairway to same. As now intended, there is only a scuttle to the attic.

The finish is of pine with pine floors. The house is well built and is sheathed, papered

and sided to the little belt course, above which and in the gables, shingles are used. Fireplaces in any of the rooms could be readily added if same were desired. There is a good attic space which may be entered though a scuttle or a stair could be provided if desired.

Estimated cost, \$1,700. Width, 27 feet 6 inches; depth, 46 feet; height of cellar, 6 feet 6 inches; height of first story, 10 feet 7 inches.







\*630.

## DESIGN K 630

In this design we have a one-story cottage, which has been so arranged that two or three rooms can be finished off in the attic. The house has also been planned with a full basement, so that at any future time, a heating and ventilating plant could be installed and other desirable features finished off in the basement.

There is a cozy little reception hall and a large parlor opens off from this by a cased opening. The parlor is separated from the dining room by sliding doors. This latter room has a nicely detailed mantel which has red pressed brick facings and hearth.

In the kitchen are two cupboards for dish-

es and a rear entryway has been provided for the refrigerator.

In the rear hall is a little linen closet and a special cupboard for linen.

The plumbing is complete.

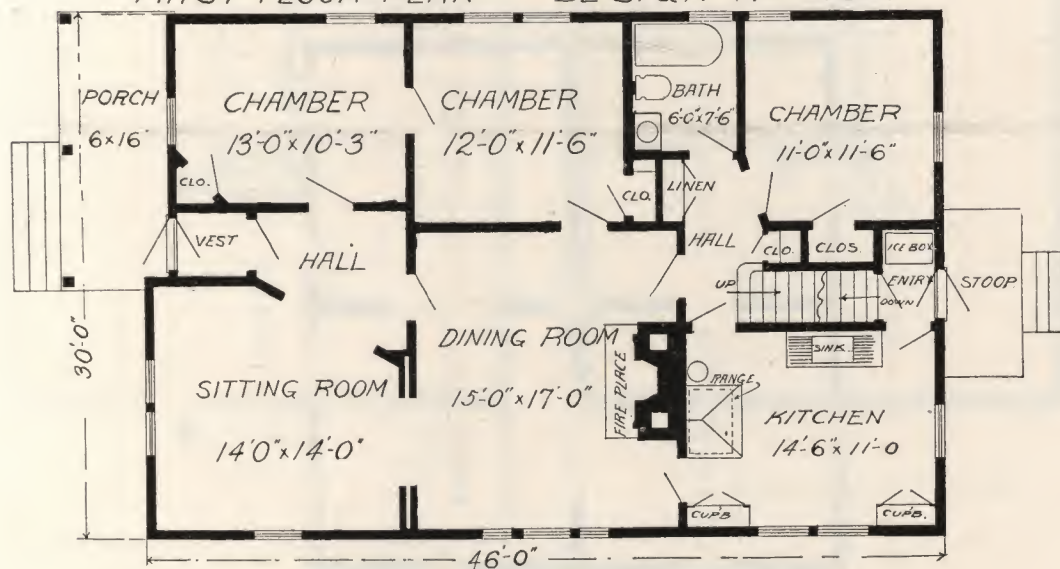
The finish of the house is pine or cypress and hardwood floor is included in the kitchen only.

At slight additional expense a larger porch could be carried across the entire front of the house, with good results.

Estimated cost, \$2,100. Width, 30 feet; height of basement, 7 feet; first story, 9 feet 9 inches; depth 46 feet.

FIRST FLOOR PLAN

DESIGN- No - 630.

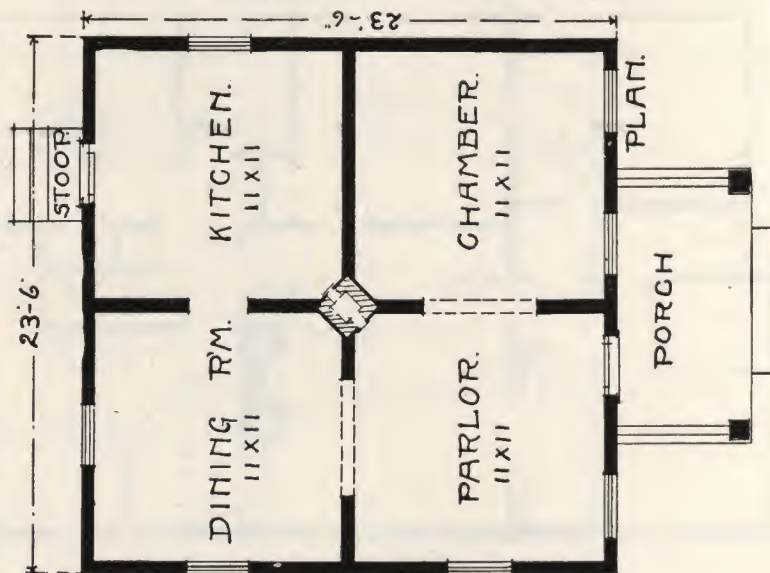




DESIGN K 1361

Here is absolutely a square plan  $23\frac{1}{2}$  feet by  $23\frac{1}{2}$  feet; a summer cottage of 4 rooms. These dimensions divided into four rooms makes each room also square,  $11 \times 11$  ft., and 9 feet high. No doubt many wish to make the opening between the parlor and dining room considerably wider which would give the freedom of one large living room. There are two ways in which this cottage can be built for \$500 or less. One is to cover the exterior walls with shaker shingles, which is the

exterior finish shown in the picture. Another way would be to cover the walls with one of the waterproof guaranteed roofings applied directly to the sheathing boards. The inside is intended to be ceiled. A low foundation of field stones is shown but the plans show posts and lattice. No basement is intended under this estimate. This is a cottage which will be found very practical to build at any lake side.







DESIGN K 563

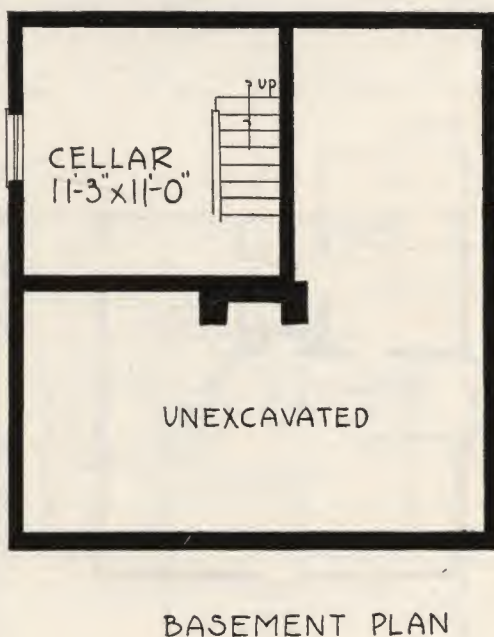
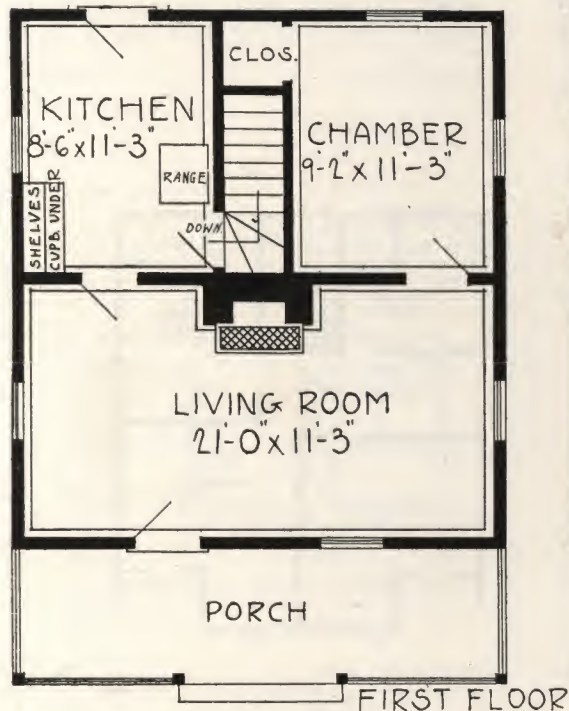
This cozy little three-room cottage first built at Lake Harriet makes an ideal home for two people. There is a good-sized cellar and the house sets on a foundation wall. The one large living-room extends clear across the front and is used as both a dining-room and living-room. The room could, of course, be divided into two rooms, one for a parlor and the other for a dining-room. The fire-place is of red brick facings and hearth.

By increasing the pitch of the roof a small chamber could be obtained in the attic and a stairway to it built in over the cellar stair.

Only a scuttle is now provided to the attic where there is good storage space. Another change easily made would be to build on a kitchen in the rear and use the present kitchen as a dining-room.

The kitchen is provided with a cupboard which has shelves, drawers, flour bin, etc., double floors on first story. House is plastered. Outside walls are sheathed, papered and sided. Georgia pine finish.

Estimated cost, \$1,000; width, 22 feet; depth, 24 feet; height of cellar, 6 feet; first story, 9 feet 7 inches.





DESIGN K 901

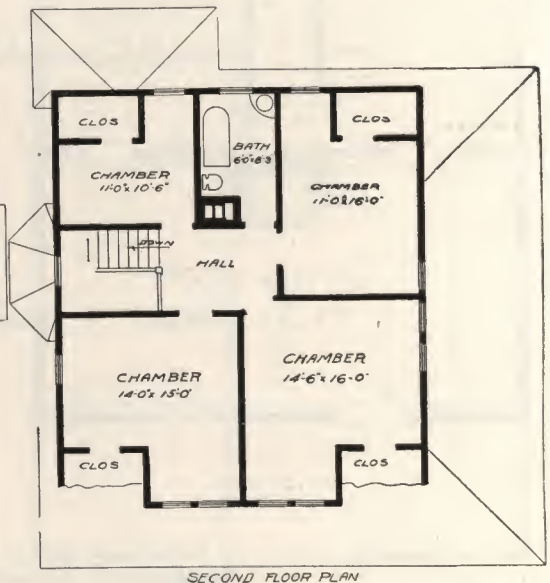
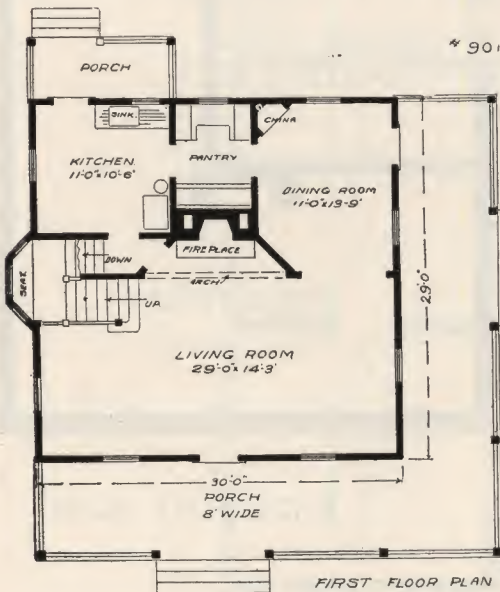
This shingled or sided cottage is especially adapted for a suburban home, where ample porch space and a generous sized living room are desired. This latter is quite a feature, running across the entire front of house, containing an inglenook at rear in the center, which has a plaster arch extending across it, from dining room opening to stairway. Access is conveniently arranged from living room to kitchen. This same passage gives access to basement from front of house.

The basement extends under the entire house, containing the usual hot air heating

plant and coal bins. There is also ample space for a laundry.

On the second floor we have four good sized chambers, well provided with closets, in the corners under the slope of roof. The finish of first story would be in hardwood, with hardwood floors and the latter in the second story hall and bath also.

Width, 30 feet; depth, 29 feet; height of basement, 7 feet; first story, 9 feet, 5 inches; second story, 8 feet 3 inches; lowest height of second story rear rooms, 5 feet. Estimated cost, \$2,600.







## DESIGN K 546

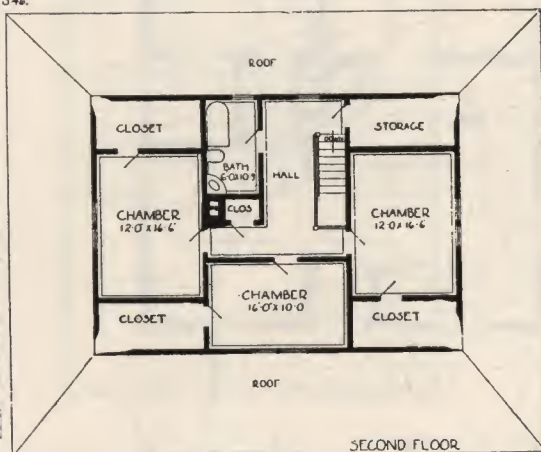
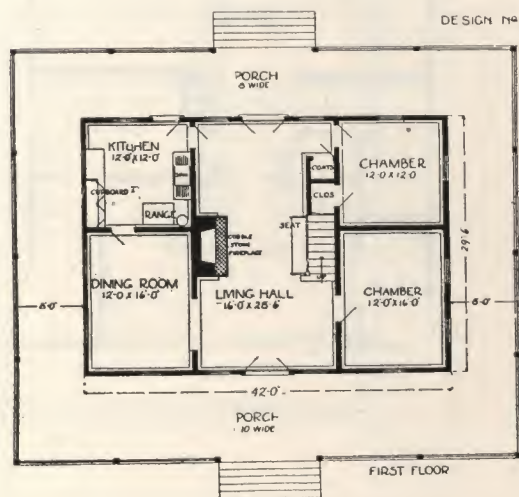
This cottage was designed as a winter residence in Guatemala, Central America. It, however, makes an admirable summer cottage for our modern northern climates. The large porch extending clear around the house always affords ample shade and would make an ideal place for dancing. Exterior of shingles and siding.

The spacious hall extending through the house assures one of all the breeze there is. On one side of this is a cobblestone fireplace, opposite which is a seat and stairway

leading to the second story. Three chambers and a bath are nicely arranged on the second story, and more, of course, can be obtained by building up the second story two full stories in height.

The house is set on post foundations. Finish pine or poplar, pine floors.

Estimated cost, \$2,500. Width, 42 feet; depth, 29 feet 6 inches; height of first story, 10 feet 3 inches; height of second story, 9 feet 6 inches; lowest height of second story rooms, 6 feet 6 inches.





DESIGN K 440

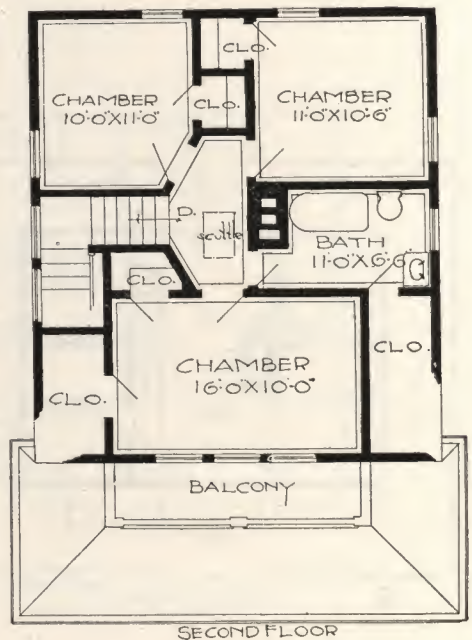
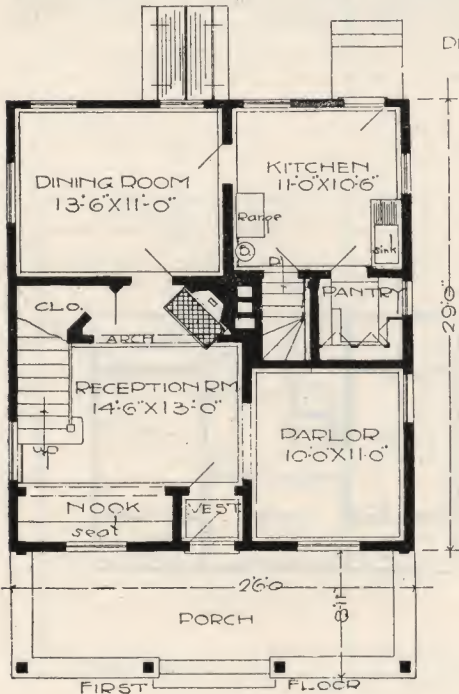
In this design the main feature of the first floor is the reception hall with its inglenook, opposite which is a cozy corner with a built-in seat. Should the house be built in a warm climate where a vestibule were not required, that space and the cozy corner might be thrown into the reception hall, increasing its size materially. This might be an advisable change, as it is the intention to use this room as the sitting room. The parlor at the right may be shut off, and might be readily used as a bedroom. On the second floor three very pleasant chambers are arranged, each being

provided with a large closet. There is also a generous sized bathroom and a full set of plumbing fixtures.

The finish of the entire house is pine or poplar, painted. Pine floors. The attic is intended for storage only. There is a full basement with cemented floor, outside cellar entrance, ash pit, hot air furnace.

Estimated cost, \$2,475. Width, 26 feet; depth, 29 feet; height of basement, 7 feet 6 inches; first story, 9 feet 5 inches; second story 8 feet 3 inches; lowest height in second story, 7 feet.

DESIGN NO 440







DESIGN K 774

This cottage home is adapted for either lake, seashore, mountain, or for a permanent residence in village or suburb. The plan is one of great compactness and consequently, economical of construction. There is one change that might possibly be made with good results that would make the design more advantageous for some families, and that is a partition running from fireplace to front of house with an arched opening, making a reception hall at the right and still leaving a generous living room at the left about 15x18 feet in size. A doorway could also be cut through at cellar stairway, so as to give access directly through to kitchen.

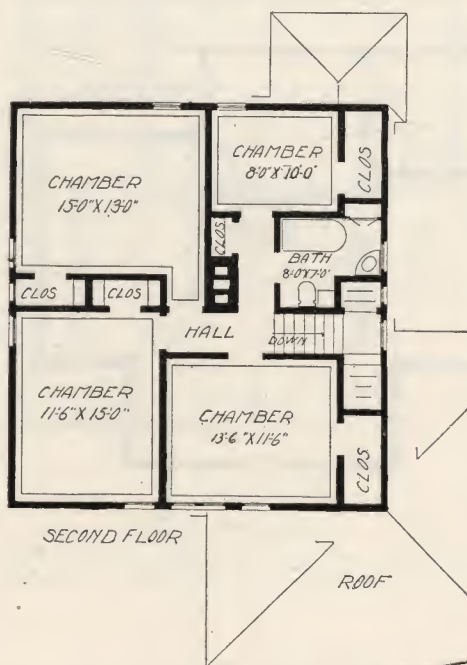
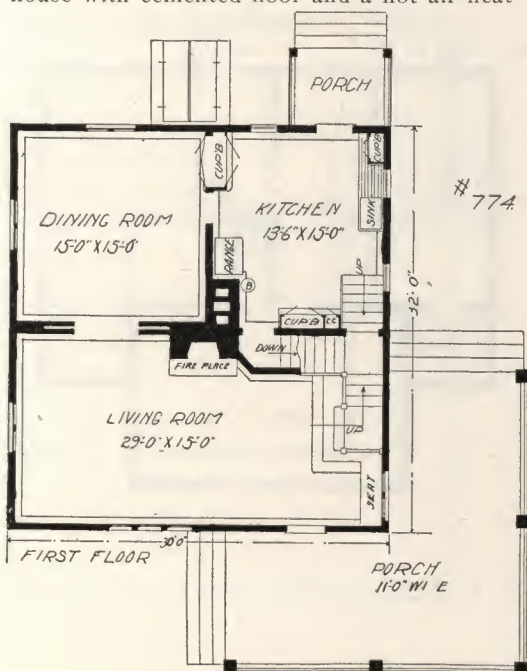
The finish of the house throughout is intended to be of pine or poplar, painted or stained.

There is a full basement under the entire house with cemented floor and a hot air heat-

ing apparatus is installed. There is also a convenient laundry with set wash trays, and an outside cellar entrance. Of course, if this design were to be built for summer occupancy only, it could be greatly cheapened in the foundation and the heating apparatus be omitted, saving considerable expense, for the house is now strictly modern, with its plumbing and heating arrangements.

The exterior of the house is intended to be of clapboards up to the frieze running around the house at top of first story windows and shingles above that point. The design would also look well with the front porch extended clear across and around on the opposite side.

Estimated cost, \$2,650. Width, 30 feet; depth, 32 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second 8 feet 3 inches; lowest height of second story, 4 feet 6 inches.





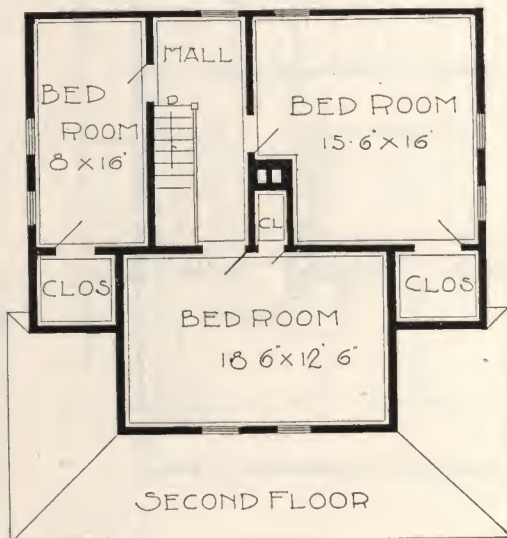
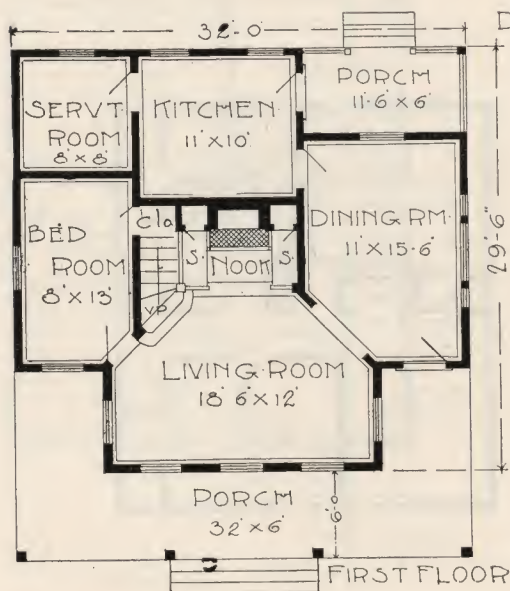
DESIGN K 2293

Design K 293 is a very economical summer cottage to build. On the exterior the treatment would be of siding, both first and second stories. The exterior shows a foundation wall which is not included in the estimate. This would increase the cost in this city between \$100 and \$125.

On the first floor is one bedroom and a servant's room. Having a bedroom on the first floor is a great convenience, and is very desirable for an invalid. The finish on the

interior of the house would be of dressed lumber, there being no plastering. If it were desired to build this house for all the year round occupancy, including a small cellar, sheathing, plastering, etc., the house could be built in this city for \$2,150.

Estimated cost, \$1,700; width, 32 feet; depth, 29 feet 6 inches; height of first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest point of second story, 5 feet. No attic.





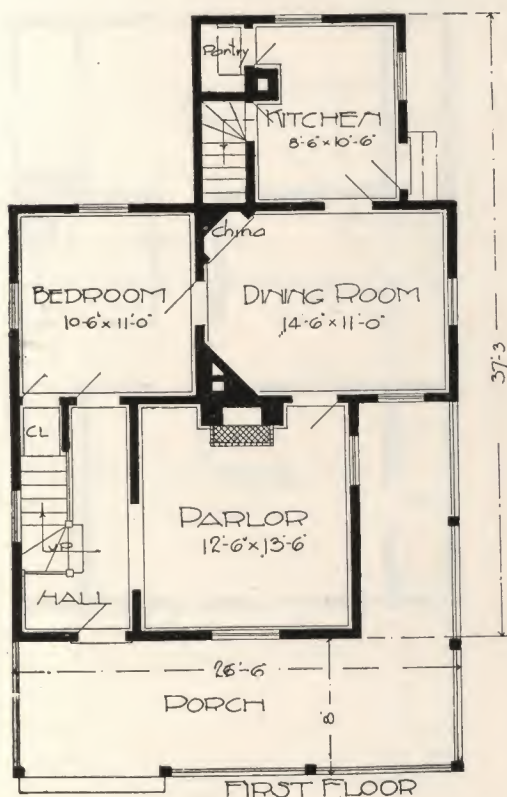


DESIGN K 2243

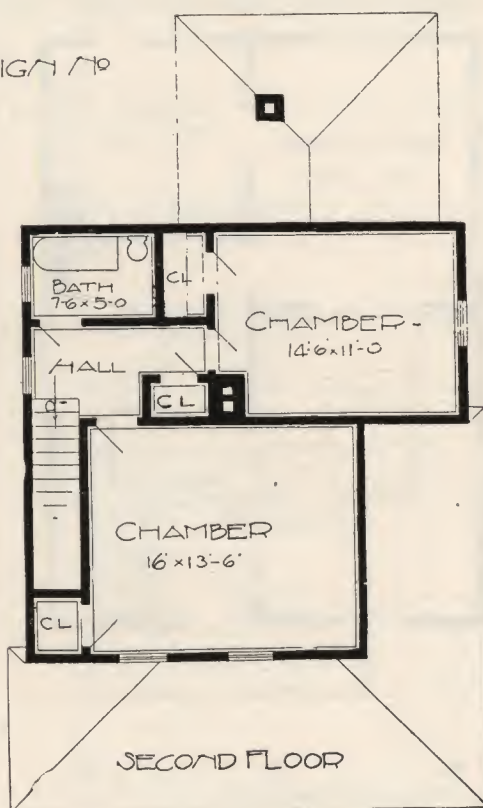
This attractive little home is well suited to the requirements of a small family of moderate means. Clapboard exterior, Pine finish.

It contains parlor, dining room, kitchen and a bedroom on the first floor and two chambers and a bathroom on the second floor. The bedroom could be made to serve

as the kitchen and the kitchen as shown omitted to keep the cost down. Cellar only. The width is 26 feet 6 inches and the length 37 feet 3 inches, including kitchen part. The first story is 9 feet 5 inches and the second story 8 feet 2 inches; lowest height of second story, 6 feet. Estimated cost, \$2,000.



DESIGN NO





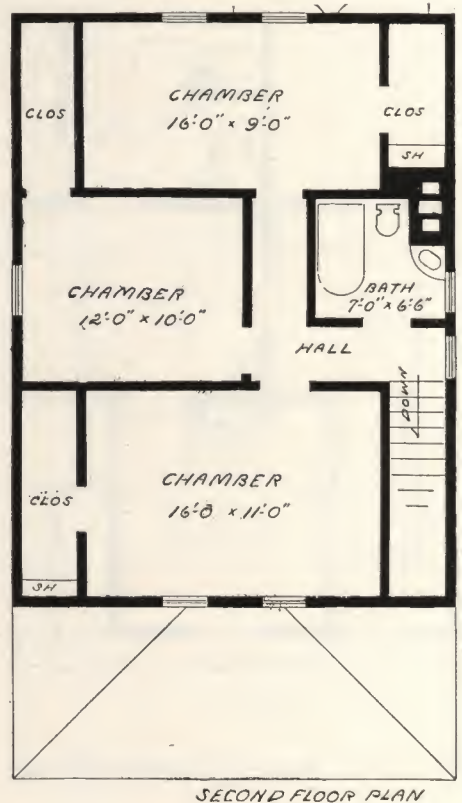
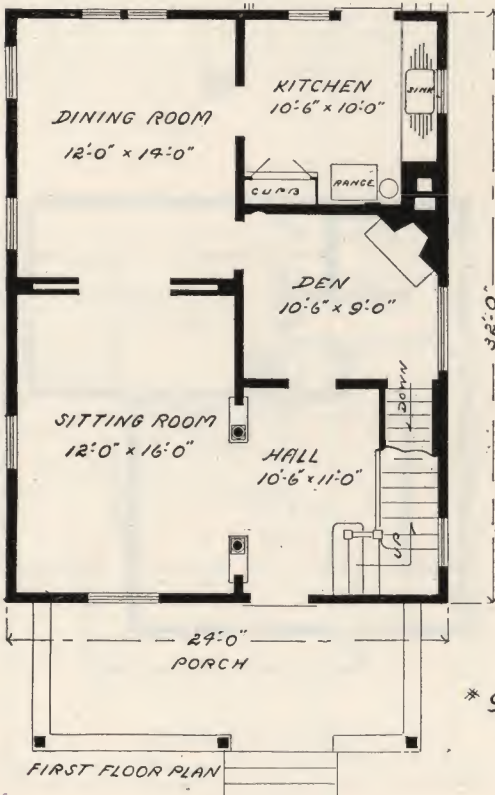
DESIGN K 909

There is a full basement under the entire house with hot air heating apparatus installed.

The finish of the first floor is intended to be of birch in hall, sitting room and dining room, oak in the den, with plain hardwood floors throughout. Balance of house, pine, poplar or cypress, painted or stained. Exterior

of siding and shingles. Small attic space.

Estimated cost, \$2,575. Width, 34 feet; depth, 32 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet, 3 inches; second story rooms are full height.







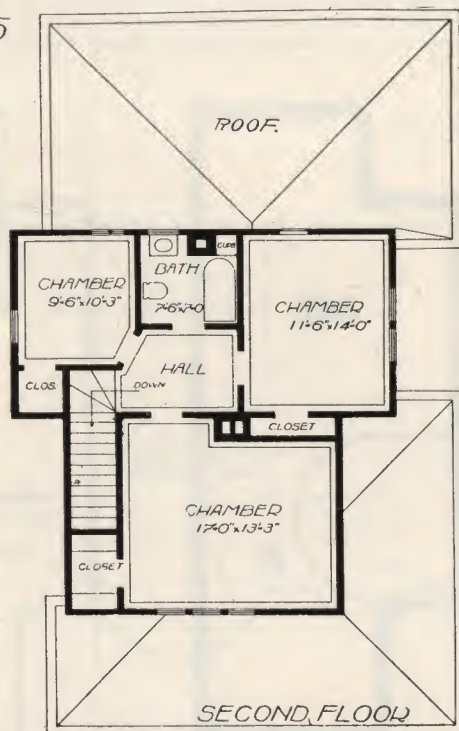
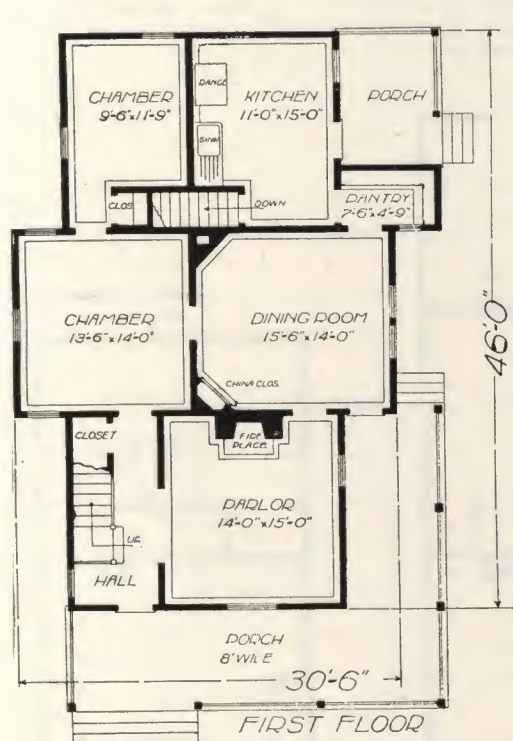
DESIGN K 675

This design has a sided exterior and is very compact in interior arrangement. The finish is in pine, poplar or cypress. There is a very pretty mantel design for parlor and a practical convenient china closet for dining room. The foundation extends under the entire house, but only the rear portion, under kitchen and rear chamber, is excavated for cellar, though full basement could readily be

put in and heating apparatus installed at very little additional expense.

There is a good attic storage space.

Estimated cost, \$3,200. Width, including extension on side of dining room and chamber, 30 feet 6 inches; depth, 46 feet; height of basement, 7 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; 18 foot posts.





DESIGN K 2324

A practical design for a narrow lot. As the total width is but 18 feet, the house will go on a lot as narrow as 22 feet, with room for a passage on one side. Attic for ventilation only.

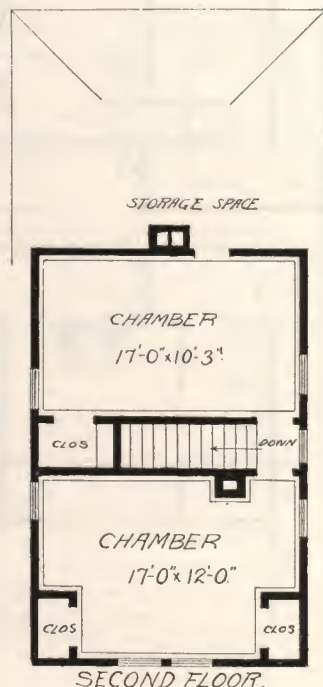
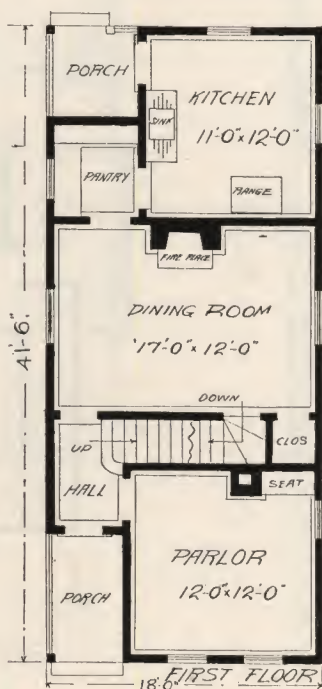
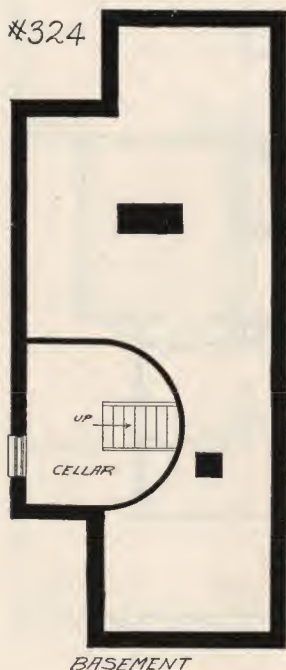
A small cellar is provided, and if desired, it could be easily enlarged so as to provide space for a furnace. The dining-room is a large pleasant room and has a fireplace. The second story rooms are of good height and

have ample light and ventilation.

Finish is of painted woodwork and fine floors. Exterior sided.

Estimated cost, \$2,200; width, 18 feet; depth, 41 feet 6 inches; height of first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest height of second story front room, 7 feet; corners at rear of back chamber are cut into a little more on account of no corner closets.

#324





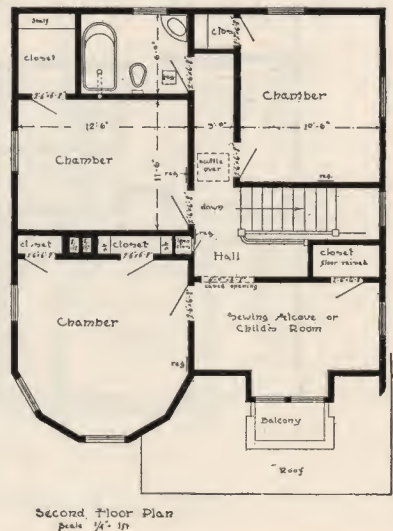


## DESIGN K 1363

This is a house which, while it is original it is artistically so having been designed with due regard for good details. It belongs to that long sloping roof class of houses which are so popular with some people. These, like all houses with considerable expanse of roof should be embellished with one or more picturesque dormers. Our design No. K 1363 has this dormer feature handled in a unique and picturesque manner. The tower-like corner breaking up through the roof also adds considerable to the exterior appearance. The plan it that of a house with plenty of room in it. There is a large reception hall opening directly through a columned open-

ing into the large beautiful living room with its hexagon front and the cozy fireplace. The dining room is large, also the kitchen while on the second floor are four good sized bedchambers and a bathroom, each having one or more large closets. The exterior is of clapboards and shingles, the finish and floors are of yellow pine, full basement is 7 feet 6 inches in height; the first story, 9 feet 5 inches and the second story 8 feet 3 inches. Size 28 feet by 27 feet 6 inches. Furnace heat. There is a scuttle to attic.

Estimated cost to build this house is \$3,200.









DESIGN K 592

A practical, cozy little home of seven rooms besides hall. Has a stone foundation under the entire house, with cellar under kitchen.

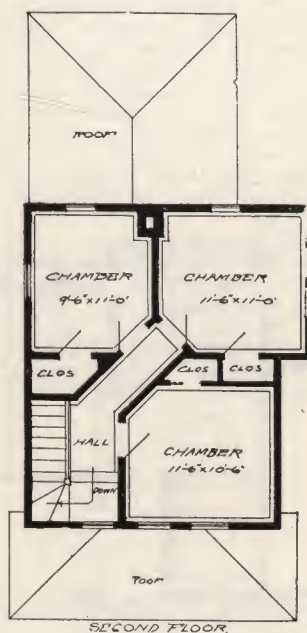
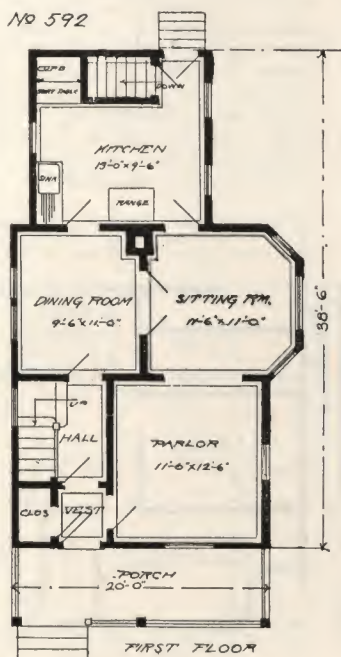
Hardwood floors in the dining room and kitchen. Were it desired the sitting room could be used for the dining room and the present dining room made into a bedroom. Folding doors are provided between dining room and sitting room. Kitchen has sink and a work table and cupboard. Second floor has three chambers, each supplied with closets.

A scuttle in the second story hall is arranged so as to give access to the attic space.

As the total width of the house is only 22 feet, 6 inches, it will go very nicely on a 30-foot lot. Exterior of siding. Finish, pine, poplar or cypress.

Estimated cost, \$2,250. Width, 22 feet, 6 inches; depth, 38 feet, 6 inches; height of cellar, 6 feet; first story, 9 feet 5 inches; second story, 8 feet 3 inches; lowest height of second story, 6 feet 4 inches.

No 592





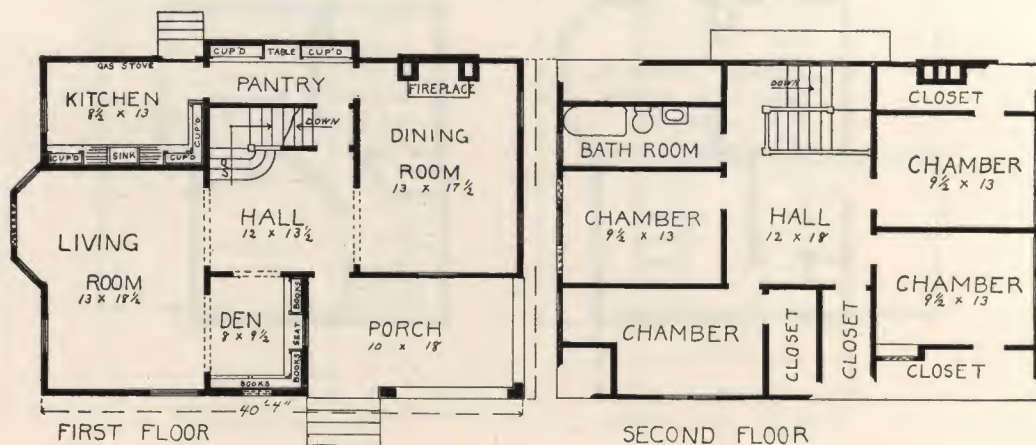
### DESIGN K 1312

This is an unusually home-like cottage. The roof is so low that we are almost tempted to class it as a bungalow. These low sweeping roofs which Ruskin so admired, while they are in themselves plain and unexpressive, do, however, when properly designed, give considerable character to the home. Little study is given by most people to the design of the roof, yet it is one of the most important factors in house building. This house is designed for a studious family, there being a special room for the books connected with both the living room and hall. The kitchen is not a large one, but is conveniently arranged and to make it larger would be mere waste of space as can be seen by reference to the plan. For a house of this size, the dining room is unusually large and very well proportioned. On the second floor are four chambers, bathroom and many closets. On the exterior the lower part of the house up to the first story window sills is

sided with very broad, stained siding and the balance is shingled.

The house is designed in what is known as the craftsman style of architecture, a style following the national trend toward a simpler and more rational way of living. It is also coming into favor for the fact that its details are the very simplest, an item which means a considerable saving in the cost of the house. This house is stained, not painted. Craftsman work should never be painted as it is desirable to emphasize the native character of the wood instead of hiding it. To this end a cheaper grade of wood can be used for Craftsman work. Finish and floors of yellow pine. There is a full basement with furnace and laundry. No attic. Size, 40 feet 4 inches by 28 feet. Basement, 7 feet 6 inches. First story, 9 feet 5 inches; second story, 8 feet 3 inches to 5 feet at sides.

Estimated cost, \$3,250.





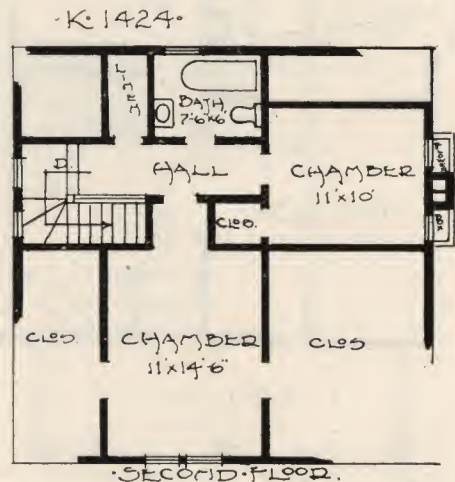
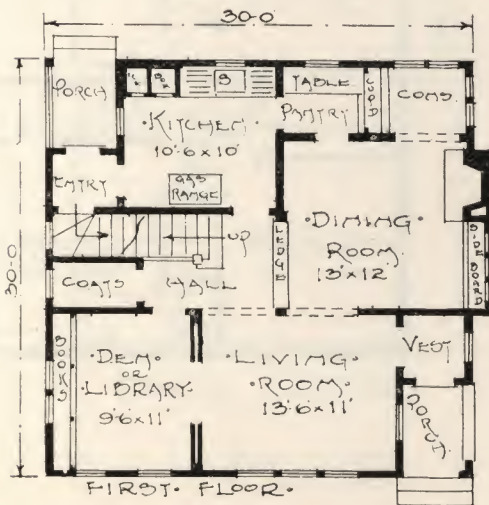


DESIGN K 1424

This design is one of the most picturesque in the series. The flowers and vines climbing upon it making it particularly attractive. The arrangement is somewhat unique and will appeal to many on account of the vista obtained from one room to another. Dining room contains sideboard and mantel and communicates with the kitchen through the pantry. Everything is conveniently arranged and the appointments are complete. The furnace is contained in the basement under a portion of the house, being 8 feet in height. On the sec-

ond floor are two good chambers and a bathroom and linen closet. The height of stories are 9 feet and 8 feet 6 inches, respectively, with ample storage place of lower height under the roof. Georgia pine is used for both floors and finish, to receive a coat of stain. The exterior may be of shingles or shakes stained.

The size is 30 feet square, including everything. The estimated cost will approximate \$3,100, finished complete with furnace and plumbing.





## DESIGN K 1304

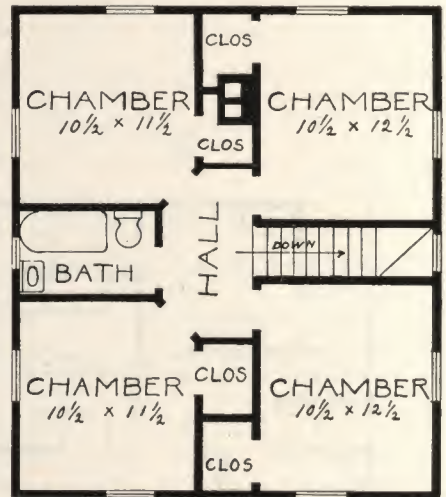
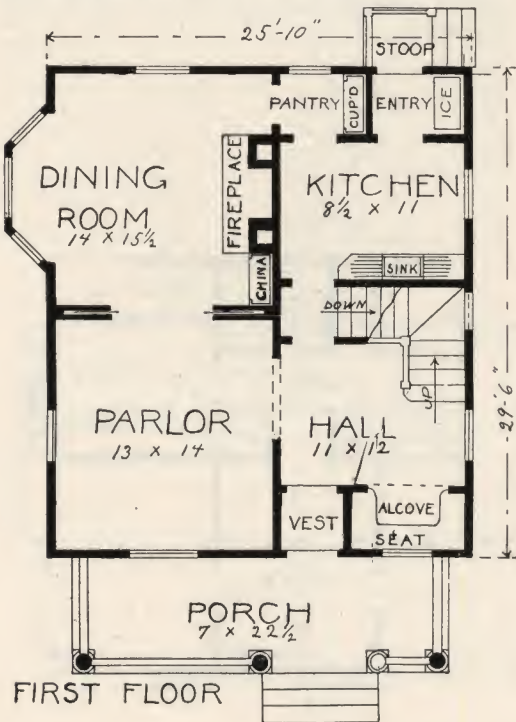
Here is another very pleasing and home-like design in the square house of moderate cost and a design which is readily adapted to a narrow 30 foot lot. It covers about 750 square feet. Many like the cottage style, where the home is of moderate proportions, but with four chambers and the cost between two and three thousand dollars, you must build the rectangular style of house.

We give a photo view of K 1304 as actually built. Narrow siding is used for first story with shingles above. There are no frills to this house but it is well proportioned

and pleasing in appearance. The vestibule is all on the inside, as it should be. The floor plan is a most practical one, and in case the fireplace is not wanted in the dining room on account of reducing the expense, this space is well suited for a sideboard or buffet.

Finish, pine, poplar or cypress.

Width, 25 feet 10 inches; depth, 29 feet 6 inches; height of first story, 9 feet; second story, 8 feet 3 inches. Storage room in attic. Full basement and furnace heat, 7 feet in clear. Estimated cost, \$2,750.



SECOND FLOOR





## DESIGN K 822

An extremely neat and inexpensive home to build. The porch across front will be a great comfort in summer. The vestibule will help to keep out the cold of winter and the coat closet off same provides a splendid place for wraps and rubbers. The little hallway contains a prettily detailed stairway and the seat with hinged covers gives storage space for magazines, etc.

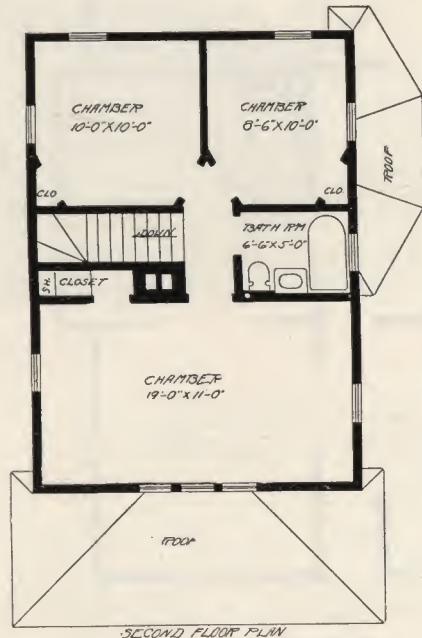
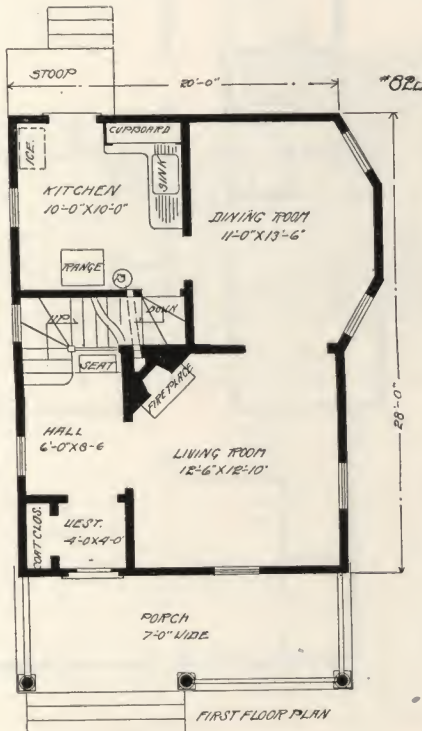
In the kitchen a large cupboard with flour bins, drawers, and shelves. Note how compact the entire house. The front chamber is

a fine room and if desired might have an alcove, partition across one end.

The house is heated by a hot air furnace, has a full basement, with cement floor, finish and floors are of pine or cypress.

The exterior is of clapboards. There is no attic.

Width, 20 feet; depth, 28 feet; height of basement, 7 feet; first story, 8 feet 7 inches; second story, 8 feet 5 inches; lowest height second story, 7 feet. Estimated cost, \$2,300.

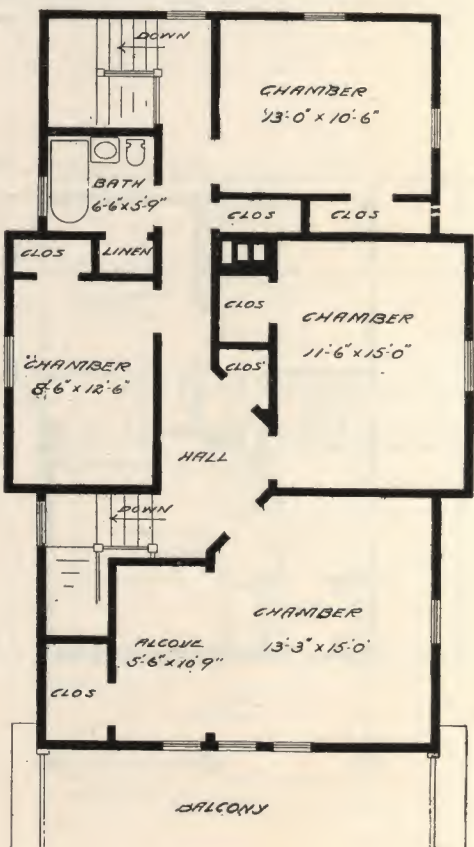
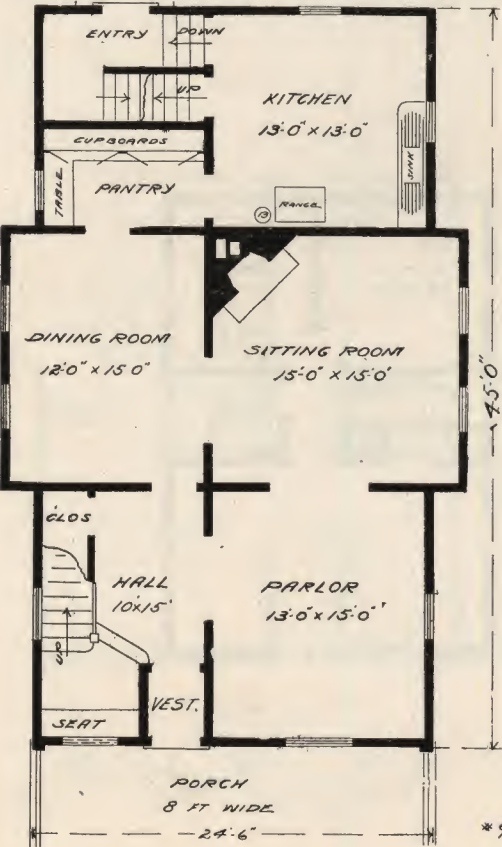




DESIGN K 921

Georgia pine finish is used for principal rooms of first floor; balance, pine, poplar or cypress, painted or stained. No attic except for storage, reached by scuttle. Basement under the entire house and hot air heating ap-

paratus provided. Estimated cost, \$3,400. Width, 24 feet 6 inches; depth, 45 feet; height of basement, 7 feet 6 inches; first story, 9 feet 6 inches; second story, 8 feet 6 inches.







DESIGN K 2012

Here we have an exceedingly attractive design of a house large enough to accommodate a very fair-sized family, and provided with all the conveniences and desirable feature of arrangement usually found in more expensive houses. Exterior of siding.

The hall will be very attractive with the handsome staircase and seat at the end, giving a very pleasing impression as you enter. It is also of very good size and will give an air of spaciousness to the house.

The kitchen is of good size and a convenient little pantry is arranged under the stairway, from which the cellar stair is reached. The small cellar would be of brick with a cemented floor, 10 feet in diameter. By enlarging the cellar a furnace could be installed.

A door on the stair landing, reached by a few steps in the kitchen, virtually provides a back stairway and gives access to the front door without its being necessary to pass through any other rooms, which is very often a great convenience.

The second floor has in addition to three large bedrooms and closets, a bathroom and linen room. There is a small attic space for ventilation. Finish, pine or poplar. Small cellar only is provided.

Width, 25 feet, 6 inches; depths, 26 feet 9 inches, height of first story, 9 feet; second story, 8 feet 6 inches; lowest height, second story, 6 feet. Estimated cost without heating \$1,900.



DESIGN K 2005

This house of siding and shingles is planned with especial reference to heating with a good heater in the hall, where marked for same on the plan, although it is equally well adapted to being heated with a furnace. Also in this plan a bedroom on the first floor is provided which opens off the main hall and the sitting room as well, so that it may be used for any other purpose desired. It is provided with a large closet and would be kept very comfortable by the heater in the hall, while a chimney is adjacent to provide

for an extra stove in case of sickness.

A furnace and ventilating system is shown and with plumbing is included in the estimate. The attic is of fair size and is reached by a scuttle. Finish, pine or poplar.

The unique combination stairway in this design saves much space.

Estimated cost, \$3,500. Width, 31 feet 6 inches; depth, 33 feet; height of basement, 7 feet; first story, 9 feet 6 inches; second story, 8 feet 6 inches; lowest height second story, 6 feet.



# Published Cost Estimates

THE description of each design in this book gives an estimate of what the probable cost would be to build the same in Minneapolis at the time this volume goes to press. The estimate includes heating and plumbing unless otherwise stated in the description, but does not include cost of grading, stone walks, lighting fixtures or architects' fees.

## Building Costs Change

It must always be borne in mind that the cost of any building in any locality, will depend upon the conditions of the building trade at the time construction is ordered and that these conditions are constantly changing.

## Competitive Bids

A reliable and actual cost can only be learned by getting two or more responsible contractors to furnish signed bids, made on the complete working drawings, details and specifications. At the best, these bids will generally vary from 5 per cent to as high as 25 per cent. The low man's figure, if he be reliable, represents the real cost.

**EXCHANGE OFFER:**—After you have ordered plans and find the bids you obtain run greater than the amount you wish to expend, the plans may be returned if in good order, within 30 days, and you will be entitled to the selection of any other lower cost design. This offer will protect you on the "cost question."

**PLANS REVERSED:**—It is the universal custom all over the country for a builder to erect a house reversed from the plans as shown, when the location of your lot makes this necessary. Should it be desired to see the house reversed, hold the plans to the light, looking thru them from the back side. And if you wish to build the plans reversed, request in your order to print the plans reversed.

**DUPLICATE SETS:**—Upon receipt of \$3.00 additional above the price of the plans ordered, a duplicate set of the same design will be furnished, printed either straight or reversed, when requested with the original order, but if ordered subsequently the charge is \$5.00.

**SKETCH OFFER:**—When plans are desired made to special order, getting everything just as you want it, a preliminary sketch showing the exterior in perspective with floor plans laid out to small scale, will be furnished on

receipt of \$5.00 for houses costing not to exceed \$5,000.

A rough diagram or description of your own ideas should accompany the sketch order. This sketch offer is for the purpose of showing what can be accomplished in original design and is preparatory to the placing of an order for the completion of full working drawings, details and specifications. Commissions for sketches are therefore not solicited, excepting where the intention of a prospective builder is, upon sketch being satisfactory, to order the full working drawings.

**SPECIAL PLAN SERVICE:**—The above sketch offer is preparatory to an order for special plans and the cost of special service will be advised by special quotation on each individual order. It will, of course, be dependent upon the size of the house, character of the design and the work which would be involved in making the plans.

In the consideration of architectural work, the saying "The best is none too good," applies in the interests of the owner probably more than in almost any other class of service. Architectural service is professional and the "best" will always prove the cheapest. The fact that houses built from Keith designs sell advantageously when built, proves their merit. Don't overlook this, an important matter should you wish to dispose of your property.

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